

Case called before Lokadalath.

Both the parties and their respective advocates are present.

Both filed compromise petition u/O.23 Rule 3 of CPC stating that the matter has been settled between the parties amicably in the following manner :

(i) The plaintiff had agreed to pay Rs.88,50,000/- to D3 to D7 through following break ups

(a) Prasanna Kumar.U.B an amount of Rs.31,51,000/-.

(b) Kaivalya.B.S for an amount of Rs.23,51,000/-

(c) Rajeshwari Harapanahalli an amount of Rs.33,49,000/- and the D4 has no objection to draw the DD in favor of D5 and the D7 has no objection to draw the DD in favor of D6 by the plaintiff.

(ii) The plaintiff on 07.03.2026 has paid to D3 an amount of Rs.9,10,491/- vide DD No.963623 drawn on IDFC Bank dated 06.03.2026, the same has been acknowledged by D3.

(iii) The plaintiff on 07.03.2026 has paid to D6 an amount of Rs.15,18,722/- vide DD No.963625 drawn on IDFC Bank dated 06.03.2026, the same has been acknowledged by D6.

(iv) The plaintiff on 07.03.2026 has paid to D4 an amount of Rs.19,36,038/- vide DD No.963624 drawn on IDFC Bank dated 06.03.2026, the same has been acknowledged by D5.

(v) The plaintiff on 14.03.2026 has paid to D3 an amount of Rs.22,40,509/- vide cheque No.000018 drawn on IDFC First Bank dated 14.03.2026, the same has been acknowledged by

D3.

(vi) The plaintiff on 14.03.2026 has paid to D6 an amount of Rs.18,30,278/- vide cheque No.000019 drawn on IDFC First Bank dated 14.03.2026, the same has been acknowledged by D6 and 7.

(vii) The plaintiff on 14.03.2026 has paid to D4 an amount of Rs.4,14,962/- vide cheque No.000020 drawn on IDFC First Bank dated 14.03.2026, the same has been acknowledged by D4.

(viii) The D1 and 2 have paid Rs.26,50,000/- to D3 an amount of Rs.8,83,333/- to D4 and D5 Rs.8,83,333/- and to D6 and D7 Rs.8,83,333/- and the same has been acknowledged by D3 to D7 as and when received by D1 and D2.

(ix) The D1 have closed the savings bank account bearing No.50100238978481 of HDFC Bank which was in the joint name of D1 and D6 and the amount which is lying in the above mentioned account has been received by the D6 without any demur by D1.

(x) The D3 have agreed to close or withdraw the complaint in C.C. No.58675/2019 and C.C. No.58676/2019 pending in the file of SCCH-19 at Mayohall, Bangalore which is filed against D1.

(xi) The D4 and D5 have agreed to close or withdraw the complaint in C.C. No.30078/2019 pending in the file of 21st ACMM at Bangalore which is filed against D1.

(xii) The D6 and D7 have agreed to close or withdraw the complaint in C.C. No.6746/2019 pending in the file of SCCH-08 at Bangalore and in C.C. No.51836/2020 which is filed against D1.

(xiii) The D3 to D7 have no objection to declare the registered sale deeds as null and void, execution by D1 and D2 as recognized in this compromise petition. The D3 to D7 confirms with the plaintiff that any changes to be made in the revenue entries and procuring E-Khata pertaining to the land and building is the responsibility of the plaintiff. Further the D3 to D7 hereby confirms with the plaintiff and D1 and D2 that they will not involve in any transactions related to the schedule property in terms of what so ever reasons.

(xiv) The D3 to D7 hereby confirms with the plaintiff that if any signatures or consent required for future conveyance of Flat No.301, Flat No.302 and Flat No.202, they will be present and do the needful, if the plaintiff informs the D3 to D7, 15 days in advance and such transaction may be kept by the plaintiff.

(xv) All the defendants shall co-operate with the plaintiff by signing all the required papers/ documents as and when required by the plaintiff for any documentation purpose if needed for perfecting the title of plaintiff.

(xvi) The plaintiff hereby confirms with the D1 to D7 that in view of the above compromise/ settlement the plaintiff will withdraw the legal notices dated 01.08.2018, 06.10.2018 and 01.05.2019 and withdraw the paper publication dated 19.02.2025 in the Indian Express English daily and Hosa Diganta Kannada daily dated 19.02.2025.

(xvii) The D1 and D2 hereby agreed and admit that the JDA dated 27.02.2016, registered as document No.BSK-1-14067/2015-

16, at the RO, Basavanagudi (Banashankari) and GPA dated 27.02.2016, registered as document No.BSK-4-00438/2015-16, at the SRO, Basavanagudi (Banashankari) is hereby declared as null and void and they have no further claims whatsoever under the above documents.

(xviii) The D6 and D7 hereby agreed and admit that the sale deed dated 14.08.2017 registered as document No.BNG(U)BSK5323/2017-18 at the SRO Basavanagudi (Banashankari), Bengaluru alleged to have been executed by D1 and 2 as GPA holder of the plaintiff, in their favor is hereby declared as null and void and they have no further claims whatsoever under the above said documents.

(xix) The D3 hereby agreed and admit that the sale deed dated 14.08.2017 in the name of D3, registered as document No.BNG(U)BSK5321/2017-18 at the SRO Basavanagudi (Banashankari), Bengaluru alleged to have been executed by D1 and 2 as GPA holder for the plaintiff, in their favor is hereby declared as null and void and they have no further claims whatsoever under the above said documents.

(xx) The D4 and D5 hereby agreed and admit that the sale deed dated 27.09.2017, registered as document No.BNG(U)BSK7091/2017-18 at the SRO Basavanagudi, (Banashankari), Bengaluru alleged to have been executed by D1 and D2 as GPA holder for the plaintiff, in their favor is hereby declared as null and void and they have no further claims whatsoever under the above said documents.

Accordingly, prayed to allow the above compromise petition filed by the parties.

The contents of the compromise petition are read over to the parties. They admit the compromise arrived in between the parties is voluntary, without force and genuine.

So, in view of the same the compromise petition is hereby allowed.

In view of the compromise petition the suit of the plaintiff is dismissed.

In view of the compromise petition, the office is directed to draw decree.

Further office is also directed to issue direction to the jurisdictional Sub-Registrar in order to delete all the entries pertaining to the transactions made such as JDA, GPA, sale deeds, rectification deeds, mortgage deeds in the name of the D1 to D7.

Office is also directed to refund the court fee and to return the documents if any in favor of the plaintiff after proper identification.

Advocate Conciliator

Judicial Conciliator