

The witness is duly sworn on: 05.06.2026.

CROSS EXAMINATION BY ADVOCATE FOR DEFENDANT:-

I purchased the suit schedule property in year 2011. There are 6 flats in the building. Suit Schedule property is consisting of 855 sq.ft., with covered car parking totally 1035 sq.ft. It is true to suggest that, defendant was inducted as a tenant on 15.09.2017. Till today defendant is paying rent regularly except 1 month. Defendant is paying the amount through online. It is false to suggest that, one month rent was paid through cash. In the year 2017 monthly rent was Rs.17,850/- + maintenance charges. Initially defendant was paying maintenance charge directly to the maintenance team. It is false to suggest that, on 20.04.2024 i insisted defendant to pay the rent including maintenance charges. Witness volunteers that, after Covid-19 from 15.01.2021 management decided to collect maintenance the charges from the owner of the flats. It is true to suggest that, from 20.04.2024 defendant is depositing the rent amount of Rs.19,500/- per month including maintenance. Witness volunteers that, defendant himself decided the rent and pay. It is true to suggest that, initially rent was decided mutually. It is true to suggest that, there was no any written agreement between me and defendant. Witness volunteers that, i insisted for written agreement but defendant went on postponing. I have not issued notice to the defendant to execute written agreement. It

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is false to suggest that, i denied to execute written agreement to the defendant.

(At this stage, The advocate for defendant prays time for further cross examination, Accordingly, it is deferred.)

(Typed to my dictation in open court).

R.O.I &A.C.,

(B.P DEVAMANE)
I ADDL. CIVIL AND SESSION JUDGE,
BANGALORE.