

**IN THE COURT OF THE I ADDL CHIEF**  
**METROPOLITAN MAGISTRATE BANGALORE**

**CC No.3599-2012**

<b>Deposition of</b>	<b>:</b>	<b>Pradeep V.</b>	<b>CW:95</b>
<b>Father's Name</b>	<b>:</b>	<b>H.G.Vijayaraghava Reddy</b>	<b>PW:13</b>
<b>Age</b>	<b>:</b>	<b>40 years</b>	
<b>Occupation</b>	<b>:</b>	<b>Private Service</b>	
<b>Residence</b>	<b>:</b>	<b>Kundalahalli, Blore</b>	

**Duly Sworn on 30.11.2021**

**Examination in Chief by Sr. APP:**

I know A1. He was a developer of Aishwarya Developer. I had met him in the year 2008. In his office for purchasing a site situated at Mandoor Village. I had agreed to purchase a site Measuring 30x40 ft for Rs. 10,50,000/- consideration. I had paid advance of Rs. 3,50,000/- by way of cash. In that regard accused have issued a receipt to me. Thereafter accused persons did not allot any site as per their promise nor they refunded the site amount or appreciation value as agreed by them. Accused had executed an agreement of sale on behalf of Global City in that regard. Despite my regular followup and visit to office accused did not sell any site and later they closed their office. Thereafter I had issued a request letter to CCB Police seeking necessary action against accused persons. Now I see said requisition it is marked as Ex.P22, notarized copies

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of agreement and receipt issued by accused are marked as Ex.P23 and 24. signature of witness on Ex.P22 marked as Ex.P22(a). I can identify A1 if shown to me. Counsel for A1 submits that there is no dispute with regard to identification of A1.

**Cross Examination by Sri SH for BS Advocate for accused:-**

I came to know about sale of above site through a relative of my friend. I had booked two sites in my name and another site in the name of my mother as her GPA holder. I was shown an acquired land by accused, layout was not yet formed. It is true to suggest that accused had informed me that NA Process is under progress and after formation of layout they would allot site. I have not issued any written notice to accused showing my readiness to pay balance amount. I did not file any Civil Case seeking specific performance of agreement, but filed a Consumer Case. Witness volunteers I had issued a written letter to accused persons asking him to buy back the sites. It is true to suggest that A1 has not signed Ex.P24 receipt. It is false to suggest that as I could not fulfill terms of agreement, I have filed false case against accused. it is false to suggest that as in the year 2007-08, Government stopped conversion of lands into NA, accused could not form layout in above land. It is false to suggest that A1 has not caused any delay in performing his part of agreement. It is false to

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suggest that due to our CCB complaint, the police seized relevant documents and as such accused could not develop above land. Witness volunteers we lodged complaint after two and a half years. It is false to suggest that I have given false requisition and deposing falsely to suppress my own negligence. It is false to suggest that A1 is innocent.

Sri NJ for A2 submits no cross-examination.

**Re-Examination : Nil**

(Typed to my dictation in open Court).

**R O I & A C**

**I ACMM, Bengaluru.**

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