

Decree contains 9 pages

**Decree in Original
Suit (O.20, R.6,7)
Form No.1**

**IN THE COURT OF THE LXXXV ADDL. CITY CIVIL &
SESSIONS JUDGE AT BENGALURU CITY (CCH No.86)
[COMMERCIAL COURT]
Com.O.S. No.214/2025**

Plaintiffs:

1. Mrs. Vijaya Subramaniyan

W/o Late Mr. T.R.Subramaniyan,
Aged about 61 years,
R/At #1094, 12-A Main Road,
ESI Hospital, HAL 2nd Stage
Bengaluru-560 008.
Aadhaar Number: 514011173300
E-mail ID: anirudh@anirudhassociates.com

2. Mrs. Rajeswari Venkatesh

W/o Mr. Venkatesh Vaidyanathan,
D/o Late Mr. T. R. Subramaniyan,
Aged about 61 years,
R/At No.1094, 12-A Main Road, ESI Hospital
HAL 2nd Stage, Bengaluru-560 008.
Aadhaar Number: 387900338131
E-mail ID: anirudh@anirudhassociates.com

3. Mr. K Balasubramaniyan

R/At No.19, Flat No.103
Mantri Residency Bannerghatta Road
Bengaluru-560 076.
PAN Number; AGSPK3142M
E-mail ID; anirudh@anirudhassociates.com
Plaintiff Nos. 1 to 3 are through their SPA
Holder: Mr. Venkatesh Vaidyanathan

// V/s //

Defendant: 1. M/S Gaurav Housing Development Pvt Ltd

Registered Office At No.3442,
Service Road, RPC Layout,
Vijayanagar, Bangalore-560 040.
CIN;U70100KA2012PTC062335
E-mail; sanchit@gauravgroup.com,
gauravsanchit@gmail.com &
accounts@gauravgroup.com &
casathisha@gmail.com

2. Mr. Sanchit Gaurav

Director Of M/S Gaurav Housing Development
Pvt Ltd

Aged Major

Holding 75% of shares in defendant No.1

S/o Mr. Rajiv Raman Sinha,

R/At No.1148, 13th Cross, 1st Stage

Nagarbhavi Behind Siddayanga School

Chandra Layout Bangalore-560 040.

Also At No.651/B Surya,

19th Main Road, Ideal Home Township

Bangalore-560 098.

Director Identification Number; 05130689

E-mail; sanchit@gauravgroup.com,

gauravsanchit@gmail.com

3. Mr. Rajiv Raman Sinha

Director Of M/S Gaurav Housing Development
Pvt Ltd. Aged Major

Holding 25% of shares in defendant No.1

S/o Bishnu Deconarayan Sinha,

R/at No.651/B Surya, 19th Main Road,

Ideal Home Township, Bangalore-560 098

Director Identification Number; 05130637

E-mail; accounts@gauravgroup.com &
casathisha@gmail.com

SUIT CLAIM: Suit was filed on **12/02/2025** by the plaintiff and prays to pass judgment and decree against the defendants as follows : -

a. For a decree imposing the mentioned liability upon the Defendants.

b. To direct the defendant No.1 Company for rendition of its Books and Accounts till date.

c. To direct the defendant No.1 Company to render the entire Documents and Agreements, Deeds signed with 3rd party in pursuance with the Joint Development Agreement dated 11.04.2012.

Claim of Plaintiff No.1 & 2

d. For a decree in the sum of Rs.55,00,000/- (Rupees fifty five Lakhs Only) in favour of the Plaintiff No.1 and 2 against the defendant No.2 [75% of Rs.55,00,000/-] & defendant No.3 [25% of Rs.55,00,000/-] jointly and severally.

e. For a decree granting interest at 12% per annum of Rs.66,55,000/- (Rupees sixty six Lakhs fifty five

Thousand Only) calculated from 23.12.2014 till 22.01.2025 on the principal and till the date of realization against the defendant No.2 [75% of Rs.66,55,000/-] & defendant No.3 [25% of Rs.66,55,000/-] jointly and severally.

Claim of Plaintiff No.3

f. For a decree in the sum of Rs.35,00,000/- (Rupees thirty five Lakhs Only) in favour of the Plaintiff No.3 and against the defendant No.2 [75% of Rs.35,00,000/-] & defendant No.3 [25% of Rs.35,00,000/-] jointly and severally.

g. For a decree granting interest at 12% per annum of Rs.48,65,000/- (Rupees forty eight Lakhs sixty five Thousand Only) calculated from 10.06.2013 till 09.01.2025 on the principal calculated and till the date of realization against the defendant No.2 [75% of Rs.48,65,000/-] & defendant No.3 [25% of Rs.48,65,000/-] jointly and severally.

h. For a decree against the defendants granting presuit interest, interest pendente lite and post decree interest or future interest till the date of actual realization on the outstanding amounts in accordance with Section 3 of the Interest Act, 1978.

- i. For advocate fees incurred by the Plaintiff as costs as per Rule 100 of the Karnataka Civil Rules of practice, 1967.
- j. Defendants be directed to pay the court fees paid by the Plaintiff towards the suit as per Rule 99[1] [a] [i] of the Karnataka Civil Rules of practice, 1967.
- k. Defendants be directed to pay the court fees on processes and postage paid by the Plaintiff towards the suit as per Rule 99[1] [a] [iv] of the Karnataka Civil Rules of practice, 1967.
- l. For such other or further orders.

This suit coming on this day for final disposal before **SRI. ARJUN S. MALLUR, LXXXV Additional City Civil & Sessions Judge, Bangalore**, in the presence of Sri. Anirudh Suresh, Advocate for the Plaintiffs; Sri. Anupam Agarwal, Advocate for the Defendant no.2., D1 is absent, D3 abated.

It is ordered and decreed that the Suit of the plaintiff is decreed with costs.

It is further ordered and decreed that the defendant Nos.1 and 2 are jointly and

severally liable to pay to the plaintiffs No.1 and 2 a sum of Rs.55,00,000/- (Rupees fifty five Only) with interest of Rs.66,55,000/- (Rupees sixty six Lakhs fifty five Thousand Only) at 12% p.a. from 23.12.2014 till 22.01.2025.

It is further ordered and decreed that the defendant Nos.1 and 2 are jointly and severally liable to pay to the plaintiffs 3 a sum of Rs.35,00,000/- (Rupees thirty five Lakhs Only) with interest of Rs.48,65,000/- (Rupees forty eight Lakhs sixty five Thousand Only) at 12% p.a. from 10.06.2013 till 09.01.2025.

It is further ordered and decreed that the plaintiff Nos.1 to 3 are also entitled for future interest at the rate of 12% p.a. from the date of suit till realization.

And that a sum of **Rs.3,09,920/-** to be paid by the defendant Nos.1 and 2 to the Plaintiffs on account of the costs of this suit.

Given under my hand and the seal of the Court, this the **9th day of March, 2026.**

For the purpose of Court Fee & Jurisdiction

the Suit is valued at Rs.2,05,20,000.00 and Court Fee of Rs.3,09,725/- was paid.

COSTS OF THE SUIT

	By the	
	Plaintiffs	Defendants
	Rs.	Rs.
1. Stamp paid on plaint:	3,09,725-00	-
2. Stamp paid for power:	-	-
3. Stamp on I.A's:	-	-
4. Service of Process:	195-00	
5. Pleader's fee:		-
6. Paper Publication Charges:	-	-
Total	Rs. 3,09,920-00	-

SCHEDULE**SCHEDULE A PROPERTY**

All that piece and parcel of the residential land bearing No.1324, measuring North to South 40 feet [12.195 meters] East to West 60 feet [18.293 meters] measuring in all 266.67 Square Yards or 223.08 Square meters, situated at Survey Nos.115/1, 116 to 121, 122/1 and 2, 124/1, 3, 125 and 131/1 3 of Kundanahalli and Survey No.39 to 43 of Chinnappanahalli, Krishnarajapuram and Survey Nos.8 & 73 of Tubaranahalli, Varthur Hobli, Bangalore South Taluk, Bangalore District, in the Layout of Aircraft Employees Co Operative Society Limited, Bangalore, acquired vide Sale deed dated 26.02.1988 registered as Document No.10880/87-88 and the said layout plan approved by Bangalore Development Authority as per their letter reference No.BDA/TPM/DD[W] 206/87-88 dated 03.07.1987 registered in Bangalore Site No.1324 situated at Survey Nos 39/43 of Chinnappanahalli, Krishnarajapuram & Survey No.8 & 73 of Tubaranahalli Varthur Hobli, Bangalore South Taluk and bounded on

North by : Site No.1325

South by : Site No.1323

East by :Site No.1349

West by : Road

SCHEDULE B PROPERTY

2 Bedroom apartment of the residential building constructed in the Schedule A Property, having a super built-up area of 1300 Sq.ft [inclusive of proportionate share in common area] with one car parking for light motor vehicle, along with common amenities, along with 300 Sq.ft of undivided share of Schedule A Property

SCHEDULE C PROPERTY

2 Bedroom apartment of the residential building constructed in the Schedule A Property, having a super built-up area of 1300 Sq.ft[inclusive of proportionate share in common area] with one car parking for light motor vehicle, along with common amenities, along with 300 Sq.ft of undivided share of Schedule A Property.

Decree signed on :