

**Witness present and duly sworn on 11.12.2025.**

**Further cross examination by Sri.HPL advocate for the D.Hr:-**

26. It is true to suggest that I have sold Flat No.003 of ground floor to one A.Amutha and M.Gopal as per Ex.P21 dated 12.09.2023. It is true to suggest that prior to that I had entered into an Agreement dated 10.05.2014 with said A.Amutha and M.Gopal. It is false to suggest that as on the date of compromise in AC No.72/2021 on 13.12.2021, the construction work of apartment was not completed. It is true to suggest that I had agreed to complete said work in Compromise Petition. Witness volunteers, I had to agreed to complete remaining petty works.

27. It is true to suggest that aforesaid Amutha and Gopal had filed a compliant against me before Consumer Forum under Complaint No.243/2018. Witness admits certified copy of order sheet in said case. Said document is marked as **Ex.R3** as per request of counsel for D.Hr. It is true to suggest that I have entered into compromise with about 15 complainants before Consumer Forum. It is true to suggest that said Consumer Forum passed an order dated 24.09.2018 in cases where compromise was arrived. It is true to suggest that AMR Housing Development Corporation, Manjunath Reddy and S.V.Anasuyamma were also party in said complaints. It is true to suggest that as per aforesaid compromise order, consumer forum had directed me to submit progress report every month mentioned in Ex.R3 order dated 24.09.2018. Witness volunteers, I have challenged said order before State Consumer Commission. It is false to suggest that till that time, the building was still in incomplete status. It is false to suggest that I have sold incomplete building to purchasers to cheat the D.Hr.

28. It is false to suggest that in view of cancellation of my GPA by owners, I had no right to sell the apartments. Witness volunteers, I did not know about any cancellation of any GPA. It is false to suggest that I

knew about cancellation of my GPA. It is false to suggest that in view of non compliance of compromise terms in AC No.72/2021, D.Hrs had issued me notice intimating cancellation of JDA. It is false to suggest that after cancellation of JDA, I have no right of re-entry to the apartment schedule premises and to execute any Sale Deed in respect of such apartments. Witness volunteers, I do not even know about cancellation of JDA. I do not know if, said JDA was cancelled by D.Hr as per order of court on 14.11.2024.

29. It is true to suggest that after efforts and search made by D.Hr, they came to know about my correct address as No.25, ITI Layout, HSR, Bengaluru-68. I have read and understood Ex.P33 notice. I do not know if, the D.Hr made efforts and found out my aforesaid address for the purpose of issuing Ex.P33 notice. I have not replied to Ex.P33 notice. I do not know if, said cheque case is still pending.

30. It is false to suggest that at the time of cancellation GPA in the year 2018, the apartment building was incomplete. It is false to suggest that I have taken Ex.P41 to P48 photos when D.Hr themselves completed the building and made it in habitable conditions. It is false to suggest that D.Hr themselves have completed the

apartment building seen in said photos. It is false to suggest that I am not entitled for prayer claimed in my application. It is false to suggest that I have no documents in my possession to show construction of building seen in Ex.P41 to P48. It is false to suggest that I have filed IA Nos.22 to 24 before this court on 08.04.2025 by suppressing true facts. It is false to suggest that order of this court dated 25.10.2024 is binding upon me. It is false to suggest that for said reason, I am not entitled for any relief in this petition. It is false to suggest that I have not intimated D.Hrs with regard to my changed address after entering into Compromise Petition before Arbitration Tribunal. I have not corrected my records of arbitration after changing my address to my new place. It is false to suggest that intentionally I have denied to know proceedings of this Execution petition. It is false to suggest that I have falsely contended that I came to know about these proceedings prior to filing of this writ.

**Re-examination**:- Nil.

(Typed to my dictation in the open court)

R.O.I & A.C.,

**(ANAND T. CHAVAN)**  
**LXXXIV Addl. City Civil & Sessions Judge,**  
**(CCH-85) Commercial Court, Bengaluru**