

**IN THE COURT OF LXXXIII ADDL. CITY CIVIL & SESSIONS JUDGE,
COMMERCIAL COURT, BENGALURU (CCH-84)**

**Present: Sri S. Sudindranath, LL.M., M.B.L.,
LXXXIII ADDL. CITY CIVIL & SESSIONS JUDGE
BENGALURU.**

COM.O.S.No.1409/2024

Dated on this 26th day of March 2025

Plaintiff/s : M/s. Rameshwaram Industries

//Versus//

Defendant/s : M/s. Jade Ventures and others

ISSUES

1. Whether the plaintiff proves that the plaintiff is entitled to refund of the advance amount of Rs. 2 crores paid by the plaintiff to defendants, under the registered sale agreement dated 17-11-2021 in view of the fact that, at the time of entering into the sale agreement, the Defendants had falsely represented to be the absolute owners of suit schedule property and suppressed the filing of OS No. 1395 of 2021?
2. Whether the defendant No. 4 proves that, although the defendants had purchased the suit schedule property for

sale consideration of Rs. 7,48,00,000/= the sale consideration fixed in the registered sale agreement with the plaintiff was only Rs. 6,30,00,000/= in view of the fact that the plaintiff was well aware about the dispute in respect of suit schedule property and about pendency of OS No. 1395 of 2021?

3. Whether the plaintiff is entitled to the reliefs claimed?
4. What order or decree?

(SUDINDRANATH.S.)
LXXXIII ADDL.CITY CIVIL AND SESSIONS JUDGE,
COMMERCIAL COURT, BENGALURU.