

**IN THE COURT OF LXXXIV ADDL. CITY CIVIL & SESSIONS
JUDGE (CCH-85) COMMERCIAL COURT, BENGALURU
COM.O.S.No.1379/2025**

PLAINTIFFS : Kaushik D. & Anr.

Vs

DEFENDANTS : M/s Growing Miracles & Ors.

ISSUES

1. Whether plaintiffs prove that they have leased out suit schedule property to defendants under Lease Agreement dated 23.02.2025 on monthly rent of Rs.35,000/- and monthly maintenance of Rs.35,000/- as averred in para No.6 of the plaint?
2. Whether plaintiffs prove that defendants have committed default in payment of aforesaid rent and maintenance amount?
3. Whether plaintiffs prove that they have terminated the tenancy of defendants by issuing legal notice dated 15.05.2025 and 23.06.2025?
4. Whether defendants prove that due to suppression of fact by plaintiffs with regard to closure of previous play home/Montessori in suit schedule premises in view of objections raised by the neighbors, defendants could not carry out said business and for said reason, they are not liable to pay rent and maintenance amount to plaintiffs, for having incurred expenses towards interior work of the premises?
5. Whether the suit is barred by limitation?

6. Whether plaintiffs are entitled for the relief sought?
7. What order or decree?

Dated this the **9th** day of **December 2025**

(Anand T. Chavan)

LXXXIV Addl. Civil Civil & Session Judge
(CCH-85) (Commercial Court), Bengaluru