

**IN THE COURT OF THE II ADDL. CIVIL JUDGE AND JMFC
BELAGAVI, AT BELAGAVI**

Dated this the 21st day of September, 2022

O. S. No. 1266/2018

BETWEEN:

Smt. Parawwa W/o Parappa Betageri
and another

...Plaintiffs

AND:

Shri. Anant @ Prakash S/o Puttopant Kulkarni
and another

....Defendants

ISSUES

1. Whether the plaintiffs prove that the defendant No.1 had executed an agreement of sale dated 16-07-2007 in favour of Parappa Sannappa Betageri by agreeing to sell the suit property for total sale consideration of Rs. 2,04,000/-?
2. Whether the plaintiffs prove that the defendant No. 1 had received Rs. 75,000/- from Parappa Sannappa Betageri towards advance sale consideration?
3. Whether the plaintiffs prove that Parappa Sannappa Betageri was put in possession of the suit property by defendant No.1 in pursuance of sale agreement?
4. Whether the plaintiffs prove that they are ever ready and willing to perform their part of contract ?
5. Whether the plaintiffs prove that the sale deed dated 26-07-2018 executed by defendant No.1 in favour of defendant No. 2 is not binding their rights over the suit property?
6. Whether the plaintiffs are entitled to the relief of specific performance as prayed for?

7. Alternatively, Whether the plaintiffs are entitled to refund of earnest money and damages along with interest at the rate of 15% per annum?
8. What order or decree?

Belagavi
21.09.2022

Sd/-
(Smt. Saroja. M)
II Addl Civil Judge and JMFC,
BELAGAVI