

IN THE COURT OF PRL. SENIOR CIVIL JUDGE & J.M.F.C.,

AT DEVANAHALLI

O.S.No.132/2019

Plaintiff/s : Sri. K. Samangi Ramaiah

V/s.

Defendant/s : Sri. M. Munavra Pasha & others.

ISSUES

- 1) Whether the plaintiff proves that, the defendant No.1 being the owner of the Item No.1 and the defendant No.2 being the owner of the Item No.2 have jointly executed a Registered G.P.A. dated 29.11.2013 in favour of the defendant No.3 by empowering the defendant No.3 to execute Registered Sale Deed on their behalf?
- 2) Whether the plaintiff further proves that, the defendant No.3 being the G.P.A. Holder of the defendants No.1 & 2 entered into a Sale Agreement dated 24.11.2017 by agreeing to sell the suit schedule properties at the rate of Rs.520/- per Sq.ft and by receiving advance sale consideration of Rs.2,50,000/- by way of Cash and Cheque by agreeing to execute the Sale Deed by furnishing necessary documents?
- 3) Whether the plaintiff proves that, out of total sale consideration, he has already paid Rs.3,50,000/- and he is due only for a sum of Rs.2,16,280/- and he is always ready and willing to perform his part of the contract?
- 4) Whether the defendant No.4 proves that, he is a bonafide purchaser of the Item No.2 for having purchased the same under Registered Sale Deed dated 06.07.2018 and become the absolute owner thereof?
- 5) Whether the plaintiff is entitled for the relieves claimed?

6) What order or decree?

Place : Devanahalli

Dated : 29.09.2023

**(MADHUSUDHANA.D.K.)
Pri. Senior Civil Judge & J.M.F.C.,
Devanahalli.**