

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

AT DEVANAHALLI

O.S.No.495/2021

Plaintiff/s : Sri. Shivakumar & another

V/s.

Defendant/s : Sri. B. Gopal & others.

ISSUES

- 1) Whether the plaintiffs prove that, the defendants have agreed to sell the suit schedule property for valuable consideration of Rs.2,62,50,000/- and by receiving advance sale consideration of Rs.15 Lakhs they have executed Registered Sale Agreement dated 28.09.2015?
- 2) Whether the plaintiffs further prove that, the defendants have agreed to execute the Registered Sale Deed within 4 months from the date of agreement by obtaining balance sale consideration and by furnishing all the original documents?
- 3) Whether the plaintiffs prove that, they are always ready and willing to perform their part of the contract?
- 4) Whether the defendant No.1 proves that, by issuing Legal Notice dated 04.03.2019 to the plaintiffs he has forfeited the advance sale consideration of Rs.5 Lakhs?
- 5) Whether the suit is barred by limitation?
- 6) Whether the plaintiffs are entitled for the relieves claimed?
- 7) What order or decree?

Place : Devanahalli

Dated : 04.10.2023

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