

**IN THE COURT OF THE PRL. SENIOR CIVIL JUDGE & CJM &
ADDL. MACT, DHARWAD.**

O.S No. 361/2025

Plaintiff : Shri. Ramesh S/o Yalaraddi Gudraddi.

V/s.

Defendant : Shri. Ramesh S/o Hanumantappa Siddunavar.

ISSUES

1. Whether the plaintiff proves that the defendant has agreed to sell his property for sale consideration of Rs. 60,00,000/- by receiving an earnest money of Rs.33,00,000/- after settling the earlier debt and has executed an agreement of sale in respect of the suit property on 06-02-2025 in his favour?
2. Whether the plaintiff further proves that he was ever ready and willing to perform his part of contract?
3. Whether the defendant proves that he had borrowed a loan of Rs.33,00,000/- from the plaintiff and in that regard he had executed the alleged agreement of sale dated 06-02-2025 as a security in favour of the plaintiff?
4. Whether the defendant proves that agreement of sale dated 06/02/2025 is fabricated and concocted document?
5. Whether the Plaintiff is entitled to the relief of specific performance?
6. Whether the plaintiff is entitled for refund of earnest money with an interest of 18% p.a.?
7. Whether the Plaintiff is entitled for the relief as prayed for ?
8. What order or decree?

Date: 03.06.2026

Prl. Senior Civil Judge & CJM,
& Addl. MACT, Dharwad.