

IN THE COURT OF THE I ADDL. SENIOR CIVIL JUDGE AND
JMFC, AT: HUBBALLI

O.S. No.45/2025

Plaintiffs : Maruti S/o Bharamappa Kabber.

Vs.

Defendant : Dr. Rayanagouda S/o Gurunath
Kulkarni and others.

I S S U E S

1. *Whether the plaintiff proves that, the defendants are the joint owners of the suit property have executed a registered sale agreement in favour of plaintiff on 12.12.2022 in respect of suit schedule property for total sale consideration amount of Rs.68,00,000/- have received the earnest money of Rs.31,00,000/- from the plaintiff ?*
2. *Whether the plaintiff proves that, the defendants have agreed to execute the registered sale deed in favour of the plaintiff by receiving the balance sale consideration amount of Rs.58,00,000/- at the time of registration of the final sale deed ?*
3. *Whether the plaintiff proves that he is always ready and willing to perform his part of contract ?*
4. *Whether the plaintiff is entitled for the relief of specific performance of contract or alternative relief ?*
5. *Whether the defendants prove that, the plaintiff agreed to be paid remaining balance sale consideration within 60 days from the date of agreement of sale ? In default the earnest money will be forfeited as per the terms agreed ?*

6. *Whether the defendants prove that another nominal registered sale agreement executed in favour of plaintiff at his request for avoiding stamp duty and receiving for sale consideration amount of Rs.15,00,000/- ?*
7. *What order or decree?*

sd/-

*Hubballi.
Date: 04.06.2026.*

*(Smt. Sarvamangala K.M.)
I Addl. Senior Civil Judge & JMFC.,
Hubballi.*