

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

O.S. No.227/2025

Plaintiffs : Shri. Nanji S/o Kimji Thakkar  
Represented by his GPA holder  
Amrawsingh Baidh.

Vs.

Defendant : Smt. Srilakshmi W/o Dattatreyvaidhya  
and others.

**ISSUES**

1. Whether the plaintiff/ his GPA holder proves that, he is a developer and builder and entered into Development Agreement with the plaintiff towards the same the plaintiff has executed a registered irrevocable GPA in his favour dated:20.08.2014 and also executed deed of joint venture on the same day, hence the GPA holder has the absolute right to sell his share of plots ?
2. Whether the plaintiff/ his GPA holder proves that, the defendant No.1 and 2 are the purchaser of residential plot No.TF-3 on the third floor measuring 750 sq. ft. to the total extent of 3% undivided share by virtue of registered sale deed ?
3. Whether the plaintiff/ his GPA holder proves that, sale deed was executed in the name of defendant No.1 before the Sub-Registrar as per the request of defendant No.1 and 2 for total consideration amount of Rs.18,00,000/- ?
4. Whether the plaintiff/ his GPA holder proves that the defendant failed to adhere to the said promise to pay

*the entire amount and lastly with an malafide intention he was issued cheque of her husband for Rs.7,50,000/- dated:18.08.2023 which are due under the sale deed ?*

5. *Whether the plaintiff/ his GPA holder proves that, on presenting the said cheque through his banker it is bounced as funds insufficient ?*
6. *Whether the plaintiff/ his GPA holder further proves that in order to cheat the plaintiff GPA holder the defendant No.1 and 2 have obtained loan from defendant No.3 by creating charge over the above said purchased property under registered sale deed without paying sale consideration amount ?*
7. *Whether the plaintiff is entitled for decree of recovery of sum of Rs.10,50,000/- together with interest at the rate of 18% p.a. from the date of sale deed till realization ?*
8. *Whether the plaintiff is entitled for the relief of declaration as sought in para No.15A of the plaint ?*
9. *Whether the defendant No.3 proves that suit of the plaintiff is barred by law ?*
10. *What order or decree?*

*sd/-*

*Hubballi.  
Date: 18.06.2026.*

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