

**IN THE COURT OF II ADDL. SENIOR CIVIL JUDGE &  
JMFC., HUBBALLI.**

**O.S.No.469/2022**

**Plaintiffs :**      1.    *Mitulal S/o Bhavarilal*

*// V/s //*

**Defendants :**    1.    *Shri. Basappa S/o Siddappa Navalur  
and others*

**ISSUES**

1. *Whether the plaintiff proves that, the defendants are agreed to sell the suit schedule property to the plaintiff being a absolute owner of the suit schedule property for sale consideration of Rs.32,94,000/-?*
2. *Whether the plaintiff further proves that the defendants are entered into an registered agreement of sale with the plaintiff on 28-03-2011 by receiving the portion of the sale consideration of Rs.21,70,000/- and further agreed to register the registered sale deed in favour of the plaintiff by receiving the balance sale consideration of Rs.11,24,000/- ?*
3. *Whether the plaintiff proves that he is ever ready and willing to perform his part of contract ?*

4. *Whether the plaintiff proves that since the defendants are chronic defaulter to execute the registered sale deed in favour of the plaintiff as per agreement ?*
5. *Whether the plaintiff is entitled for the relief of specific performance of contract or alternative relief of refund of earnest money along with 18% interest thereon?*
6. *What order or decree ?*

***Date:06-03-2025***  
***Place: Hubballi.***

*Sd/-*  
***(Smt. Sarvamangala K.M.,)***  
***II Addl. Senior Civil Judge &***  
***JMFC., Hubballi.***