

Compromise Decree in Original suit

IN THE COURT OF II-ADDL. CIVIL JUDGE & JMFC, MALUR

O.S. No. 418/2025

PLAINTIFF/S:

Venkatesh,
S/o Siddappa,
aged about 40 years,
R/at Bedishettihalli village,
Masthi, Malur taluk,
Kolar district.

-V/S-

DEFENDANT/S:

Muniyappa,
S/o Doddayalappa,
aged about 55 years,
R/at Yerrappashettihalli
village, Kasaba hobli,
Malur taluk, Kolar district.

Date of Institution : 18-10-2025

Nature of the suit : SPECIFIC PERFORMANCE

CLAIM FOR: The Plaintiff most humbly prayed this Hon'ble Court to pass the Judgment and decree in his favour and against the defendant:

a) To direct the defendant to execute the registered Sale Deed in favour of the plaintiff in respect of the suit schedule property by receiving the balance sale consideration amount of Rs. 50,000/- (Fifty thousand only) from the plaintiff as per the terms of registered agreement of sale dated: 18/03/2023 and also direct the defendant to deliver the possession of the suit schedule property to the plaintiff.

b) To permit the plaintiff to get the Registered Sale Deed executed through court commissioner of this court by depositing balance sale consideration of Rs. 50,000/- (Fifty Thousand rupees) in case of defendant fail to execute the Registered Sale Deed.

OR

c) If for any reason, if this court were come to the conclusion that the plaintiff is not entitled for specific performance of contract/agreement of sale dated: 18/03/2023 the plaintiff prays to grant a decree directing the defendant to refund of earnest money of Rs. 4,50,000/- (Rupees Four Lakh Fifty thousand) which was received by the defendant from the plaintiff with interest at 20% p.a, from the date of agreement till recovery along with damages in a sum of Rs. 4,50,000/- (Rupees Four Lakh Fifty thousand) as per section 22 of Specific Relief Act.

d) To allow costs of the suit and such other relief or reliefs.

This suit coming on this day for final disposal before **Sri. Nithin Cuvello, B.Com, LL.B, II-Addl Civi Judge and JMFC Malur,** in the presence of Sri. **Narayanaswamy.B,** advocate for plaintiff, Sri.**C. Ashwathnarayana,** advocate for Defendant.

It is ordered that, the compromise petition filed by the plaintiff and defendant U/o 23 R 3 of CPC is hereby allowed.

Further it is ordered that, the suit of the plaintiff and defendant is hereby decreed as prayed.

Further it is ordered that, Compromise petition filed by both the parties shall be part and parcel of this order.

**Contents of the compromise petition U/o 23 R 3 of CPC are
as follows:-**

1. The plaintiff filed the above suit for Specific Performance of Contract and other consequential reliefs against the defendant in respect of suit schedule property.

2. During the pendency of the suit both the parties have settled their dispute out side the court amicably. The defendant has agreed to receive the balance sale consideration amount of Rs. 50,000/- (Fifty thousand rupees) from the plaintiff and the defendant is agreed to execute the registered sale deed to the plaintiff within 30 days.

3. The defendant is agreed that if the defendant has failed to execute the registered sale deed within 30 days to the plaintiff, the plaintiff has move the execution petition before this court and obtain the Registered Sale Deed through court commissioner.

4. The parties have further agreed to bear their respective costs and expenses to this suit and the defendant has no objections to refund the court fee paid on this plaint to the plaintiff.

5. It is further submitted that, the parties to the suit does hereby declare that, they have not been coerced, undue influenced or forced to arrive this compromise and further they have voluntarily and out of their free will, consent and violation have expressed their consent to this compromise.

Given under my hand and the seal of the court on the 11th
day of July 2026.

Sd/-

II-Addl. C.J. & JMFC, Malur.

Decree Signed on: 14-07-2026

Sd/-

II-Addl. C.J. & JMFC, Malur.

MEMORANDUM OF COSTS INCURRED IN THE SUIT

	Particulars	By Plaintiff	By Defendants
		Rs.	Rs.
1	Court fee on plaint	33375-00	--
2	Process Fee	10-00	--
3	Advocate's Fee(FC not filed)	—	--
	TOTAL	33385-00	--

Plaint Schedule

All the piece and parcel of the land property bearing Sy.No. 60, totally measuring 1 acre 28 guntas out of which is measuring 0.23 guntas situated at Bedishettihalli village, Masthi hobli, Malur taluk, Kolar district bounded on East by Muniyappa's land, West by Venkataramanappa's land, North by Muniyappa's land, South by Dyavarahalli Ramaiah's land.

VALUATION SLIP

The plaintiff filed the suit for Specific Performance Act U/s 40 of Karnataka Court Fees and Suits Valuation Act against defendant and valued the suit for Rs. 5,00,000/- and paid court fee of Rs. 33,375/- on the plaint.

Sd/-

II-Addl. Civil Judge & JMFC, Malur.