

Decree in Original suit for Specific Performance Form No.1(Civil)

**IN THE COURT OF THE SENIOR CIVIL JUDGE AND J.M.F.C., AT
MULBAGAL.**

O.S.No.129/2024

Plaintiff:

M/s Starlit Azzetz Private Ltd.,
Office at Unit No.412, 4th floor,
Prestige centre Point,
Cunningham Road,
Bangalore – 560 052.

Represented by its Director,
Mr. Mohammed Hayat Nisar Ahmed,

-V/s-

Defendant :

Mrs. Shahzadi Rahmath,
W/o Mr. Mohammed Rahmathulla Khan,
Aged about 73 years,
R/at No.27, 2nd cross, 1st main,
Behind KEB, Lazar Road layout,
Cooke town, Fraser town,
Bangalore – 560 005.

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Suit filed on 04-10-2024

CLAIM FOR

The plaintiff prays that this court be pleased to pass a judgment and decree to : -

a) To grant Specific Performance of the Agreement of Sale dated: 11.10.2021 read in conjunction with the Modified Agreement to Sell dated: 19.5.2022, directing the defendants to conduct the Phodi and execute the sale deed in favour of the plaintiff for the Schedule B Property by receiving the

balance sale consideration amounting to Rs.1,51,05,000/- (Rupees One crore fifty one lakhs five thousand only). If the defendant fails to conduct the phodi and execute such sale deed for the schedule B property as directed by this Hon'ble court, to conduct phodi and execute the sale deed for the schedule B property in favour of the plaintiff and put plaintiff in possession of the schedule B property through the process of this Hon'ble court to serve the interest of justice and equity.

This suit coming on this 17th day of July 2026 for final disposal before **Sri. Gowda Jagadeesha Rudre, B.Com., LL.B., Senior Civil Judge, Mulbagal**, in the presence of Sri. A.K., Advocate for the Plaintiff, and Sri.K.C.A., Advocate for Defendant.

After contest, it is ordered and decreed that, the suit of the plaintiff for the relief of Specific Performance of contract is decreed with costs as hereunder: -

Further, it is ordered and decreed that, the defendant is directed to execute a registered sale deed in favour of plaintiff in respect of suit "B and C" schedule properties after receiving the balance sale consideration of Rs.1,51,05,000/- in respect of suit "B" schedule property and Rs.1,65,00,000/- in respect of suit "C" schedule property from the plaintiff within three months from the date of this judgment.

Further, in default on the part of the defendant to execute the registered sale deed within three months from the date of this judgment, the plaintiff can seek for an execution of sale deed through the process of the court.

The plaintiff shall bear the necessary expenses for registration of the sale deed.

Given under my hand and the seal of this court on this the 17th day of July 2026.

Decree signed on 21.07.2026.

Sd/-
**Senior Civil Judge,
Mulbagal.**

Sd/-
**Senior Civil Judge,
Mulbagal.**

MEMO OF COST INCURRED IN THIS SUIT

	Plaintiff	Defendant
Court fee on plaint	764025-00	--
Court fee on power	--	--
Process fee	20-00	--
Pleader Fee (FC not filed)	-	--
Total	764045-00	--

Sd/-
**Senior Civil Judge,
Mulbagal.**

SCHEDULE 'A' PROPERTY

Item No.1 :

All that piece and parcel of the immovable property, i.e., land bearing Survey No.137, situated at Devarayasamudra village, Avani Hobli, Mulbagal taluk, measuring 7 acres 17 guntas and bounded as follows : -

East by : Land of Smt. Jameelunnissa and Mohammed Yaseen, road,
 West by : Land of Narayanappa,
 North by : Land of Jameelunnisa, Bashir and Mohammed Yaseen,
 South by : Kaluve and Land of Krishnappa

Item No.2 ;

All that piece and parcel of the immovable property, i.e., land bearing Survey No.139, situated at Devarayasamudra village, Avani Hobli, Mulbagal taluk, measuring 5 acres and bounded as follows :

East by : Land of Smt. Sultana Begum and Mohammed Yaseen,
 West by : Land of Mr.Mohammed Yaseen,
 North by : Land of Jameelunnissa Begum,
 South by : Kaluve.

Item No.3 :

All that piece and parcel of the immovable property, i.e., land bearing Survey No.140, situated at Devarayasamudra village, Avani Hobli, Mulbagal taluk, measuring 1 acre 6 guntas and bounded as follows :

East by : Land of Smt. Sultana Begum and Mohammed Yaseen,
 West by : Land of Mr.Mohammed Yaseen,
 North by : Land of Jameelunnissa Begum,
 South by : Kaluve.

Item No.4 :

All that piece and parcel of the immovable property, i.e., land bearing Survey No.141, situated at Devarayasamudra village, Avani Hobli, Mulbagal taluk, measuring 1 acre 10 guntas and bounded as follows :

East by : Land of Smt. Sultana Begum and Mohammed Yaseen,
 West by : Land of Mr.Mohammed Yaseen,
 North by : Land of Jameelunnissa Begum,
 South by : Kaluve.

Item No.5 :

All that piece and parcel of the immovable property, i.e., land bearing Survey No.150, situated at Devarayasamudra village, Avani Hobli, Mulbagal taluk, measuring 1 acre 19 guntas and bounded as follows :

East by : Land of Smt. Jameelunisa Begum and Mohammed
 Yaseen, Road,
 West by : Land of Narayanappa,
 North by : Land of Smt. Jameelunnisa, Bashir and Mohammed
 Yaseen,
 South by : Land of Krishnappa and Kharab Kaluve.

SCHEDULE 'B' PROPERTY

All that piece and parcel of the agricultural land in Survey No.112, measuring an extent of 2 acres 24 guntas (excluding Kharab land) situated at Devarayasamudra village, Avani Hobli, Mulbagal taluk, Kolar District bounded as follows :

East by : Land of Smt. Jameelunisa Begum and Mohammed

Yaseen, Road,
 West by : Land of Narayanappa,
 North by : Land belonging to Smt. Jameelunnisa, Bashir and
 Mohammed, Yaseen,
 South by : Tank bed, Kharab Kaluve and Krishnappa's land.

SCHEDULE 'C' PROPERTY

All that piece and parcel of the agricultural land in Survey No.142, measuring 8 acres and 08 guntas (Old Survey No.77/3) situated at Devarayasamudra village, Avani Hobli, Mulbagal taluk, Kolar District bounded as follows :

East by : Land of Kadenahalli Erappa
 West by : Sy.No.77/2,
 North by : Bangalore Chennai road,
 South by : Land of Kadenahalli Erappa Kere Angala of Tamme Gowda.

Sd/-

**Senior Civil Judge,
 Mulbagal.**

