

**IN THE COURT OF LXXXIV ADDL. CITY CIVIL & SESSIONS
JUDGE (CCH-85) COMMERCIAL COURT, BENGALURU
COM.O.S.No.1569/2025**

PLAINTIFFS : N Ramachandra & Anr.

Vs

DEFENDANTS : Shingati Mohammed Vaseem & Anr.

ISSUES

1. Whether plaintiffs prove that defendants are tenants under him in respect of suit schedule property as per registered Lease Agreement dated 26.03.2018 executed between them, and defendants agreed to pay monthly rent of said property with enhancement clause of the Agreement as averred in para Nos.3 to 5 of the plaint?
2. Whether plaintiffs prove that defendants have committed default in payment of rent and enhanced rent as averred in para No.6 of the plaint and defendants are in due of Rs.6,92,500/- towards arrears of rent as on date of filing of the suit?
3. Whether plaintiffs prove that defendants have sublet the suit schedule property to Nayaz Ahmed and thereby they have violated the terms and conditions of above Lease Deed?
4. Whether plaintiffs prove that defendants have modified the structure of suit schedule property and thereby they have violated the terms and conditions of above Lease Deed?
5. Whether plaintiffs prove that they have terminated the lease of defendants by issuing legal notice dated 05.05.2025?

6. Whether plaintiffs prove that they require suit schedule property for their bonafide use and occupation?
7. Whether defendants prove that they have modified the structure of suit schedule property as per permission granted by original owner Smt.Rajamma under Lease Agreement dated 01.08.2004?
8. Whether defendants prove that the above registered Lease Deed dated 26.03.2018 is executed in breach of covenants of original Lease Agreement dated 01.08.2004 executed by original owner Smt.Rajamma and said Lease Agreement dated 01.08.2004 is binding upon both parties?
9. Whether defendants prove that legal notice dated 05.05.2025 is premature and not in accordance with Sec.106 of T.P. Act?
10. Whether plaintiffs prove that they are entitled for mesne profits from defendants?
11. Whether plaintiffs are entitled for the relief sought?
12. What order or decree?

Dated this the **23rd** day of **February 2026**

(Anand T. Chavan)

LXXXIV Addl. Civil Civil & Session Judge
(CCH-85) (Commercial Court), Bengaluru