

**IN THE COURT OF THE ADDITIONAL SENIOR CIVIL JUDGE
AND JMFC, MADDUR**

OS. NO.136/2024

DATED: THE 03RD DAY OF NOVEMBER 2025

Plaintiff : Sri. Harishkumar M.,

V/s

Defendants: Sri. Chandrashekar G.D and others,

ISSUES

- 1. Whether the plaintiff proves that the defendants have executed agreement of sale dated 22.06.2021 agreeing to sell suit schedule property to him for total sale consideration of Rs.6,27,000/- on receipt of advance sale consideration of Rs.5,00,000/- and agreed to execute sale deed within 11 months by receiving balance sale consideration of Rs.1,27,000/-?*
- 2. Whether the plaintiff proves that the defendants have failed to execute sale deed as agreed through agreement of sale dated 22.06.2021?*
- 3. Whether the plaintiff proves that he has been ready and willing to perform his part of contract as per agreement of sale dated 22.06.2021?*
- 4. Whether the plaintiff is entitled to the relief of specific performance of contract? If not whether the plaintiff is entitled to alternate relief of refund of earnest money?*
- 5. Whether the defendant No.2 and 3 prove that suit agreement of sale was executed by them as security towards repayment of loan?*

6. *What order or decree?*

**(MOHANAKUMARI N.B.)
I-ADDITIONAL SENIOR CIVIL JUDGE
& JMFC, MADDUR.**