

**IN THE COURT OF THE SENIOR CIVIL JUDGE,
MADDUR.**

O.S.No.104/2019

Plaintiff : Sri.V.Krishna.

-V/s-

**Defendants : Smt.Mamatha
& Others.**

ISSUES

1. Whether the plaintiff proves that the defendants have legally entered into sale agreement dated 09.02.2016 and agreed to sell the suit schedule property to the plaintiff for valuable sale consideration of Rs.7,75,000/- and they received an advance amount of Rs.7,20,000/- ?
2. Whether the plaintiff further proves that, he was always ready and willing to perform his part of obligation under the contract ?
3. Whether the plaintiff further proves that, the defendants failed to perform their part of obligation under the contract ?
4. Whether the defendants prove that the 2nd defendant borrowed a loan of Rs.5,00,000/- from the plaintiff agreeing to repay the same with interest at the rate of 0.70 paise per month and

executed the document as security for the loan amount ?

5. Whether the defendants further prove that the 2nd defendant has paid interest upto the end of August 2019 as contended in the written statement ?
6. Whether the suit is barred by law of limitation ?
7. Whether the plaintiff is entitled for specific performance relief as sought for ?
8. Whether the plaintiff in the alternative is entitled for refund of amount of Rs.7,20,000/- along with interest at the rate of 2% p.m. from 09.02.2016 till realization of the decretal amount ?
9. Whether the plaintiff is entitled for consequential relief as sought for ?
10. Whether the plaintiff is entitled for mesne profits as sought for ?
11. Whether the plaintiff is entitled for specific performance relief as sought for ?
12. Whether the plaintiff is entitled for the reliefs as sought for ?
13. What order or decree?

Dtd.17.10.2022

**(K. Srividya)
Senior Civil Judge,
MADDUR.**