

**IN THE COURT OF THE PRL. SENIOR CIVIL JUDGE & JMFC., AT
PANDAVAPURA**

O.S.No.144/2023

Plaintiff : Puttegowda

V/s

Defendants : 1. Ugregowda, Dead by LRs;
Pallavi and Another

I S S U E S

1. Whether the plaintiff proves that, the wife of the defendant No.2 and mother of the defendant No.3 has executed an registered agreement of sale dated 06.11.2020 agreeing to sell the suit schedule properties in his favour for sale consideration of Rs.5,50,000/- and received earnest money of Rs.5,00,000/- and agreed to execute sale deed by receiving balance consideration of Rs.50,000/- within 3 years from the date of execution of sale agreement?
2. Whether the plaintiff proves that, he was/is always ready and willing to perform his part of contract?
3. Whether the defendant No.2 and 3 prove that, plaintiff did not pay any amount as pleaded in the plaint and the wife of defendant No.2 and mother of defendant No.3 has sold the suit schedule properties in favour of plaintiff for total sale consideration of Rs.5,50,000/- vide sale deed dated 06.11.2020?
4. Whether the defendant No.2 and 3 prove that alleged registered agreement dated 06.11.2020 is void for the reason sale consideration amount not passed as pleaded in his plaint?
5. Whether the plaintiff is entitled to the relief of specific performance of the contract?
6. What order or decree?

(R.MAHESHA)

Prl. Senior Civil Judge & JMFC.,
Pandavapura.

Date: 12.09.2025