

**BEFORE THE COMMERCIAL COURT & II ADDL.
DISTRICT & SESSIONS JUDGE AT: MYSURU.**

Com.OS No.90/2025

Plaintiff : Mahaboob Jan

-Vs-

Defendant : Syed Fasi Ula and others

ISSUES

1. Whether the plaintiff proves that defendant has taken the 'A' schedule property from plaintiff's father for the period for 3 years from 01.12.2017 by paying Rs.8,50,000/- towards security deposit and agreed to pay monthly rent of Rs. 32,000/-?
2. Whether the plaintiff prove that after completion of 3 years, defendant has agreed to pay 15% increase in the rent?
3. Whether the plaintiff proves that, during partition plaint 'B' schedule property is fallen to the share of plaintiff ?
4. Whether the defendant proves that during December 2018 plaintiff's father has received Rs.18,00,000/- for defendant, extended lease period for 15 years from 05.12.2018 i.e., up to 04.12.2033 and agreed to enhance rent at 5% for every 5 years ?

5. Whether the plaintiff has validly tenancy of the defendant in respect of 'B' schedule property?
6. Whether the plaintiff proves that defendant is due of Rs.3,20,000/- towards arrears of rent?
7. Whether the plaintiff is entitled for eviction of Defendant from 'B' schedule property?
8. Whether the plaintiff is entitled to recover Rs.3,20,000/- with interest at 18% pa., as claimed ?
9. What Order or Decree ?

Dated 5th day of August 2025.

Sri Mallanagouda
II Addl. District & Sessions Judge,
Mysuru.

Issued framed for plaintiff
evidence

Sri Mallanagouda
II Addl. District & Sessions Judge,
Mysuru.