

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

**Com.OS No.332/2023**

**Plaintiff :** Sri.Murugesh

-Vs-

**Defendant:** Sri.Rahaman Khan

**ISSUES**

1. Whether the Plaintiff proves that after expiry of tenancy i.e., Rent Agreement dated 01.01.2018, the tenancy continues orally and defendant has agreed to pay 5% p.a, enhanced rent on the rent paid by the defendant?
2. Whether the plaintiff proves that the defendant has become chronic defaulter and failed to pay enhanced rent as agreed by him since September 2022?
3. Whether the plaintiff proves that after the termination of tenancy, the occupation of the defendant amounts to illegal and unauthorized to continue in the suit schedule property?
4. Whether the Plaintiff proves that he is entitled for damages for Rs.20,000/- per month from the defendant for termination of tenancy till he hand over the vacant possession of the suit schedule property as contended in para 6 of the plaint?
5. Whether the defendant proves that the suit is barred by limitation?

6. Whether the defendant proves that the court fee paid is insufficient and improper?
7. Whether the Plaintiff is entitled for the reliefs as sought for?
8. What Order or Decree ?

Dated 4<sup>th</sup> day of February, 2025.

(B.K.Ravikantha)  
Presiding Officer, Labour Court, Mysuru  
C/c II Addl. District Judge, Mysuru.