

:: COMPROMISE DECREE BEFORE LOK ADALATH ::

**IN THE COURT OF THE SENIOR CIVIL JUDGE AND
J.M.F.C. H.D.KOTE**

O.S. NO: 139/2025

Plaintiff/s : Sri. Ramegowda,
S/o.Late.Marigowda,
Aged about 45 years,
R/at. No. Ramanahundi Village,
Kergalli, Jayapura Hobli, Mysore.

(By Smt. N.M., Advocate)

-V/s-

Defendant/s : 1. Smt.Siddamma,
W/o Late. Doddamalegowda,
Aged about 59 years,

2 Sri.Basavaraju,
S/o Late. Doddamalegowda
Aged about 39 years,
Defendants No. 1 and 2 are
residing At Shindenahalli Village,
Hampapura Hobli,
H.D.Kote, Mysore.

3. Smt.Manjula,
D/o Late. Doddamalegowda,
Aged about 33 years,
Residing at D.Salundi,
Near Water Tank,
Jayapura Hobli,
Dhanagalli Post,
Mysore Taluk,
Mysre District.

(Sri. B.H.S., Advocate for
Defendant No. 1 to 3.)

SUIT FILED ON:20.08.2025

Suit claim: It is humbly prayed that this Honorable court may be pleased to pass the judgment and decree in favour of the plaintiff and against the defendants for the relief of-

1. Directing the defendants to execute the regular sale deed in favour of the plaintiff, as agreed by them in the registered agreement of sale dated-03.01.2024, by receiving the balance of sale consideration, by way of specific performance, in the event of their failure to register the sale deed in favour of this Honorable court in the name of the plaintiff and hand over the vacant possession of the schedule property to the plaintiff and

2. For court costs and such other reliefs this Honorable court deems fit to grant in the facts and circumstances of the above case in the interest of justice and equity

Plaintiff, defendants and their respective counsels have filed a Compromise petition on 14.03.2026 before this court. Hence this case came before the Lok-Adalath on 14th day of March, 2026 for final disposal in the presence of **Judicial conciliator Sri. Mahesh B.T., B.com., LL.M., Senior Civil Judge & J.M.F.C, H.D.Kote**, and **non-judicial conciliator**

Sri Kumar in the presence of Sri. **N.M., advocate for the plaintiff** and **Sri B.H.S., advocate for the defendant No. 1 to 3.** The following order was passed.

The case is called before Lok-adalath. Parties and their respective counsels are present and have settled the matter amicably and filed a compromise petition U/O 23 Rule 3 of CPC and its contents are read over and explained to the parties in the language known to them and have agreed and accepted the terms and conditions of the compromise petition which seems to be lawful and voluntarily one. Therefore, the compromise petition is accepted and the suit is decreed in terms of compromise petition.

**COMPROMISE PETITION FILED UNDER ORDER-
XXIII RULE -3 OF THE CODE OF CIVIL PROCEDURE,
1908**

The Plaintiff and the Defendants respectfully submit as hereunder:

By the advice of the elders, friends and well-wishers and timely interference of the Hon'ble Court, the Parties of this Suit have settled the matter in issue under the compromise as per following terms and conditions.

1. The Defendants in the above case are herewith agreed and accepted that, they have executed Registered Agreement of Sale Dated: 03-01-2024 having its Reg No.HDK-1-06003/2023-24 in favour of the Plaintiff for a total sale consideration of Rs.6,15,000/- by receiving total sum of Rs.5,65,000/- as an advance Sale Consideration and have also agreed and accepted that they have agreed to receive balance Sale Consideration of Rs.50,000/- from the Plaintiff and have also agreed to execute the regular Registered Sale Deed in favour of the Plaintiff within 5 months from 03-01-2024.

2. Further that, the Plaintiff and Defendants herein have agreed and accepted that, the Defendants herein along with the necessary parties (their respective Children) shall execute the Registered Sale Deed in favour of the Plaintiff by receiving agreed balance Sale Consideration as mentioned in the Registered Agreement of Sale Dated: 03-01-2024 within 15 days from the date of disposal of above suit in hand by accepting the Compromise Petition filed by the Parties to the above suit.

3. The Plaintiff herein has agreed and accepted that, the Plaintiff shall obtain the Registered Sale Deed of the Plaintiff Schedule Property after making payment of balance Sale Consideration of Rs. 50,000/- to the Defendants.

4. The Plaintiff herein has accepted and agreed that, he shall bear all the required cost and expenditures towards the completion of Registration of Sale Deed of the Plaintiff Schedule Property.

5. The Plaintiff and Defendants are here with consented that, Plaintiff herein, shall enjoy the Plaintiff Schedule Property according to his own will and wishes as an absolute owner. And the Defendants herein have herewith agreed that, after execution of Sale Deed in favour of the Plaintiff they will take all necessary steps for peaceful enjoyment of the Plaintiff Schedule Property by the Plaintiff as an absolute owner in possession of the same.

6. The Defendants here with agreed that, after the closure of above suit if any hurdles or problems arises from any members of their respective family to the Plaintiff herein or to the Plaintiff Schedule Property, such problems will be resolved through their other properties which are owned and left out with them, or from the Sale proceeds received from the Plaintiff.

7. The Parties to this Petition are here with declared that this shall be the final decree.

8. The Parties of the above suit are hereby agreed and accepted that, they have entered with Compromise Petition under their own will and wish and not under any coercion, threats and undue influences.

9. The Parties have agreed to bear their own costs.

Wherefore, the Plaintiff and Defendants humbly pray that the Hon'ble Court be pleased to decree the Suit in terms of Compromise Petition in the best interest of justice and equity.

And it is further ordered that, the compromise petition filed by the parties is part and parcel of the compromise decree.

And it is further ordered that, office is directed to return the Court Fee to the plaintiff.

Given under my hand and seal of this Court on the 14th day of March, 2026.

SENIOR CIVIL JUDGE & JMFC
H.D.KOTE.

SCHEDULE

All that piece and parcel of the land bearing sy.No.6/2 measuring 1 acre0.3.08 Guntas situated at Hampapura Hobli, Mallahalli Village, H.D. Kote Mysuru Taluk, Mysuru District and bonded on the:

East by	:	Land of Basavegowda,
West by	:	Road.
North by	:	Land of Siddamma
South by	:	Land of Sri. Gurubasavegowda and Revamma

SENIOR CIVIL JUDGE & JMFC
H.D.KOTE.

MEMORANDUM OF COST INCURRED IN THE SUIT

	Plaintiff/s	Defendant/s
1. Court fee on Plaint	40500-00	--
2. Service of Process	50-00	--
3. Advocate fee	--	--
TOTAL	40550-00	--

SENIOR CIVIL JUDGE & JMFC
H.D.KOTE.