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**IN THE COURT OF THE PRINCIPAL SENIOR CIVIL JUDGE
AND JMFC AT HUNSUR**

Present: Smt.Anitha, B.A. (Law) L.L.B,
Prl. Senior Civil Judge & JMFC,
Hunsur.

Dated this the 04th day of August 2025

OS No.68/2025

Plaintiff: Chennakeshava G.C.,
V/s
Defendant: N.Nagaraju

ISSUES

1. Whether the plaintiff proves that, the defendant entered into a registered sale agreement with him on 08.04.2022 agreeing to sell the suit schedule property for a total consideration of Rs.12,50,000/-?
2. Whether the plaintiff further proves that, he has paid and the defendant has received advance amount of Rs.11,00,000/-?
3. Whether the plaintiff further proves that, he was and is always ready and willing to perform his part of contract?
4. Whether the defendant proves that, he had borrowed loan of Rs.1,00,000/- from the plaintiff?
5. Whether the defendant further proves that, the plaintiff has created the sale agreement by playing fraud upon the defendant by taking advantage of his ill-health and blindness?
6. Whether the plaintiff is entitled for the relief of specific performance of contract as sought for?

7. Whether the plaintiff is entitled for the alternative relief of refund of advance amount of Rs.11,00,000/- with interest at the rate of 2% per month?
8. What order or decree?

(Anitha)

Prl.Senior Civil Judge and JMFC.,
Hunsur.