

**IN THE COURT OF THE ADDITIONAL SENIOR CIVIL  
JUDGE AND JMFC, HUNSUR  
O.S.No.245/2022**

Plaintiffs : Sri. K.Guruprasad

V/s

Defendants : Sri. T. Rangaraju and others

**I S S U E S**

1. Whether plaintiff proves that that defendants entered into a sale agreement dated 24.04.2015 agreeing to sell the suit schedule property to plaintiff for total consideration of Rs.14,50,000/- ?
2. Whether plaintiff further proves that defendants have received advance amount of Rs.13,50,000/- and agreed to execute the absolute sale deed in favour of plaintiff receiving balance sale consideration amount after obtaining necessary documents for registration?
3. Whether defendant proves that the plaintiff himself was not ready and willing to perform his part of contract thereby violated the terms and conditions of the sale agreement?
4. Whether suit is barred by limitation?
5. Whether plaintiff is entitle for the relief of specific performance of contract as sought for?

**6.** What order or decree ?

( Issues framed & pronounced in Open court  
on this the day of 14<sup>th</sup> February of 2024 )

**( Zaibunnisa )**

Addl. Senior Civil Judge and JMFC,  
Hunsur.