

**IN THE COURT OF THE ADDITIONAL CIVIL JUDGE
AND J.M.F.C AT KRISHNARAJANAGAR**

O.S. No. 323/2021

PLAINTIFF : Sri. M.V. Ramesh and another

V/s

DEFENDANT: : Sri M.V, Mahadevappa

ISSUES

1. Whether the plaintiffs prove that defendant executed Agreement of Sale dated 21-06-2019 for a total consideration of Rs.3,75,000/- in favour of the plaintiffs and thereby received advance and earnest money of Rs.3,50,000/- from the plaintiffs?.
2. Whether the plaintiffs further prove that they are always ready and willing to perform their part of contract?
3. Whether the plaintiffs further prove that the defendant has violated the terms of the agreement and refused to execute the sale deed in favour of the plaintiffs as per the sale agreement dated 21-06-2019.?
4. Whether the plaintiffs further prove that the they have got issued legal notice in favour of the defendant through his counsel on 16-10-2020 and 27-07-2021.?

5. Whether the suit bad and not maintainable for want of proper cause of actions as contented in the para No 6 of WS ?
6. Whether the plaintiff is entitled for the relief of Specific Performance as prayed for ?
7. What order or decree?

(Dictated in Open Court by me, typed by typist, ON
THIS THE 16TH DAY OF AUGUST 2025)

[CHANDAN.S]
PRL. CIVIL JUDGE & JMFC,
KRISHNARAJANAGAR