

IN THE COURT OF THE PRL. CIVIL JUDGE & JMFC.,
CHANNAPATNA

O.S. No: 205/2019

Plaintiff : Sri. Rudrappa.B.M.

-V/s-

Defendant : Sri. Gurulingaiah.

ISSUES

1. Whether the plaintiff proves that, the defendant is agreed to sell the suit schedule property in his favour for sale consideration amount of Rs. 5,00,000/- and he was execute the agreement of sale on 24.11.2014 and time extending agreement dated 25.11.2016 in his favour?
2. Whether the Plaintiff proves that, the defendant had received advance sale consideration amount of Rs. 4,50,000/- as part of contract?
3. Whether the Plaintiff proves that, his readiness and willingness to perform his part of the contract?
4. Whether the defendant proves that, for security to the loan of Rs.2,00,000/- he was executed the document in favour of plaintiff?
5. Whether the plaintiff is entitled to relief of specific performance of contract?
6. Whether the plaintiff is entitled to alternative relief of recovery of advance amount of Rs.4,50,000/- with interest at the rate of 24% p.a. from the date of agreement till the date of realization?

7. What order or Decree?

(Dated: 25th day of January 2023)

**Prl. Civil Judge and JMFC.,
Channapatna.**