

Decree in original
suit under order
20 rule 6 & 7

**IN THE COURT OF THE ADDL. SENIOR CIVIL
JUDGE & JMFC., MAGADI.
O.S. No.54/2017**

PLAINTIFF:

Sri. Uday Kumar,
S/o. Late. Jayanna,
Aged about 55 years,
R/at: B. K. Papanna Farm House,
BWSSB Pipe line,
Tavarekere, Tavarekere Hobli,
Bangalore South Taluk.

-Vs/-

DEFENDANTS:

1. Smt. T.P. Manjula,
Aged about 43 years,
W/o. T. G. Jagadish,
2. Sri. T.G Jagadish,
Since dead by his Legal heirs
are already on record as
defendant No.1 to 3,
3. Smt. Nagasree J.,
D/o. T. G. Jagadish,
Aged about 22 years,
Defendant Nos.1 to 3 are R/at:
Tavarekere,
Tavarekere Hobli,
Bangalore South Taluk.

4. Sri. H. Lokesh,
Since dead by his legal heirs,

(a) Smt. Kokila,
W/o. Late. H. Lokesh,
Aged about 45 years,

(b) Sahana,
D/o. Late. H. Lokesh,
Aged about 21 years,

(c) Sneha,
D/o. Late. H. Lokesh,
Aged about 18 years,

Defendant Nos. 4(a) to 4(c) are
R/at: Chikkagollarahatti,
Dasanapura Hobli,
Lakshmipura Post,
Bangalore North Taluk.

5. Sri. T. N. Aravinda,
S/o. T. S. Nataraj,
Aged about 37 years,
R/at: No. 605, Tavarekere,
Magadi Main Road,
Tavarekere Hobli,
Bangalore South Taluk.

DECREE

This suit is filed on **27.02.2017** by the plaintiff prays for a judgment and decree as follows:

a. For specific performance of contract dated 21.08.2013 and direct the defendants no. 1 and 2 to execute the regular

registered sale deed by receiving the balance sale consideration amount of Rs. 3,00,000(Rupees Three lakh only),

b. In the alternative the defendants no. 1 and 2 fail to execute the registered sale deed in favour of the plaintiff, the Honorable court kindly appoint any competent person as court commissioner to execute the regular registered sale deed in favour of the plaintiff,

c. Declare that the sale deed dated 07.02.2014 executed by defendants no. 1 to 3 in favour of the defendants no. 4 and 5 with respect to suit schedule property is void and not binding on the plaintiff.

d. And for court costs and such other reliefs as this Hon'orable court deems fit to grant in the circumstances of the case in the ends of justice and equity.

This suit is coming on this day **18.03.2026** for final disposal before **Sri. Shivakumar.R, B.A.L. LL.B., Addl. Senior Civil Judge & JMFC, Magadi**, in the presence of Sri. R.S.N. Advocate for the plaintiff and Sri. G.Papanna Advocate for defendants No.4(a to d).Defendant No. 1 to 3 were placed ex parte).

By pronouncing judgment, it is ordered and decreed that, the suit of the plaintiff is hereby decreed with cost.

It is ordered and decreed that, the defendant No.1 to 3 are hereby directed to execute the registered sale deed in favour of the plaintiff in respect of the suit schedule property as per the terms of the registered agreement of sale dated: 21.08.2013 by receiving balance consideration amount of Rs.3,00,000/- within 60 days from the date of this Judgement. The L.Rs., of defendant No.4 & defendant No.5 are also directed to join with the defendant No.1 to 3 to execute the registered sale deed as per the terms and conditions of the registered agreement of sale as stated supra, failing which, the plaintiff is at liberty to get the sale deed executed through process of court/law.

It is ordered and decreed that, it is declared that, the sale deed dated: 07.02.2014 executed by the defendant No.1 to 3 in favour of defendant No.4 & 5 is void and not binding on the plaintiff.

It is ordered and decreed that, the plaintiff shall deposit the remaining balance sale consideration amount of Rs.3 lakhs within 30 days from the date of this Judgement.

Given under my hand and seal of the court on **28th day of March 2026.**

Addl. Senior Civil Judge & JMFC.,
Magadi.

MEMORANDUM OF COST AND INCURRED IN THE SUIT

Particulars	Plaintiff/s Rs.	Defendant/s Rs.
Court fee on plaint DD	100625=00	-
Process Fee	36=00	-
Power	30=00	30=00
Total	100691=00	30=00

SCHEDULE PROPERTY

Part and parcel of House property bearing Old Katha No. 136/A and New Katha No. 290 House list No. 293 and its include 15 feets R.C.C. roofed house, situated at Tavarekere Village, Tavarekere Hobli, Bangalore South Taluk and bounded by :

East by: Property belongs to Narayanappa

West by: Road,

North by:Road,

South by: Property of Narasegowda

(Shivakumar .R)

Addl.Senior Civil Judge & JMFC.,
Magadi.