

**IN THE COURT OF I ADDITIONAL SENIOR CIVIL
JUDGE AT BHADRAVATHI**

O.S. No.166/2025

Plaintiff : V. Leelamma.

Vs

Defendants : 1. Theresa and another.

ISSUES

1. Whether the plaintiff proves that the defendants executed an agreement of sale dated 12.08.2022 registered on 13.08.2022 to sell the suit property for Rs.10,25,000/- in favour of the plaintiff and received advance sale consideration amount of Rs.10,00,000/- from the plaintiff and agreed to execute the sale deed within 3 months by receiving the balance amount of Rs.25,000/-?
2. Whether the plaintiff proves that he has been ready and willing to perform his part of contract?
3. Whether the plaintiff proves that the defendants failed to perform their part of contract?
4. Whether the defendants prove the contents of para No.10 of their written statement?

5. Whether the plaintiff is entitled to the relief of specific performance of contract or alternative relief of refund of advance sale consideration with interest at 18 % per annum and damages from the defendants?
6. What order or decree?

Place : Bhadravathi
Date : 09.06.2026.

I Addl. Senior Civil Judge,
Bhadravathi.