

IN THE COURT OF THE ADDL. SENIOR CIVIL JUDGE, GUBBI
OS No.286/2025

Plaintiff:

V/s

Defendants:

Bharath S K

Mukthiyar Pasha
and another

ISSUES

1. Whether the plaintiff proves that, the defendant No.1 executed registered agreement of sale dated 18.09.2024 in favour of the plaintiff in respect of the suit schedule property for consideration of Rs.14,80,000/- wherein the defendant No.1 received advance sale consideration amount of Rs.9,00,000/- from the plaintiff?
2. Whether the plaintiff proves that the defendant No.1 failed to execute the registered sale deed?
3. Whether the defendant No.2 proves that he is the bonafide purchaser of the suit schedule property from the defendant No.1 under registered sale deed dated 24.07.2025?
4. Whether the plaintiff is ever ready and willing to perform his part of contract?
5. Whether the plaintiff is entitled for the relief of Specific performance as sought for?

6. Whether the plaintiff is entitled for the relief of Declaration as sought for?

7. What order or decree?

Date: 03.02.2026.

Addl. Senior Civil Judge, &
JMFC., Gubbi.