

**IN THE COURT OF PRINCIPAL SENIOR CIVIL JUDGE
AND C.J.M., UDUPI**

O.S.No.106/2025

Mr. Sundar Jathan : **Plaintiff**

-Versus-

Mr. Lawrence Fernandes : **Defendant**

ISSUES

1. Whether the plaintiff proves that the defendant executed a sale agreement dated 07.06.2024 and agreed to sell the suit schedule property for Rs.39,00,000/- and received a sum of Rs.7,50,000/- as advance?
2. Whether the plaintiff further proves that he had spent a sum of Rs.80,000/- for cleaning, leveling and to prepare 11E sketch?
3. Whether the plaintiff further proves that he was and is always ready and willing to perform his part of contract?
4. Whether the plaintiff is entitled for specific performance of contract?
5. Whether the plaintiff is entitled for refund of earnest money with damages as prayed?
6. Whether the plaintiff is entitled for relief?

7. What order or decree?

Dated, this the 5th day of August, 2026.

(M.Purushothama)
Prl. Sr. Civil Judge & C.J.M.
Udupi.