

**IN THE COURT OF CIVIL JUDGE SENIOR DIVISION, RAMTEK.**

**Special Civil Suit No. 185/2023**

**Ajay Babulal Khandelwal Vs. Sanjay Shalikram Raut**

**Exh. 26**

	<b><u>I S S U E S</u></b>
1.	Whether the plaintiffs prove that he had entered into agreement to sale with defendant to purchase suit property on 18/02/2021 for the total consideration of Rs. 3 Crores ?
2.	Whether the plaintiffs prove that he had paid earnest amount of Rs. 21 lakhs in cash to the defendant ?
3.	Whether the plaintiffs prove that he was ready and willing to perform his part of contract ?
4.	Whether defendant proves that plaintiff is not entitled for specific performance of contract as per section 63 of Bombay and Agricultural Act 1948 ?
6.	Whether the plaintiff is entitled for part performance of the contract, as prayed by him or alternatively entitled for refund of earnest amount at the rate of interest of Rs.34% per annum ?
7.	What order and decree ?

Ramtek.

Date : 18.09.2024

[ S.M. Sarode ]

Civil Judge Senior Division,  
Ramtek.