

REGULAR CIVIL SUIT NO. 27 OF 2025

Exh. _____

ISSUES

1. Whether the plaintiffs prove that they entered into a valid and enforceable registered agreement to sell (banakhat) dated 04/04/2014 with the original defendant no.1 for the suit land, for a consideration of Rs.5,58,500/-, and paid an advance of Rs.5,00,000/- as alleged?
2. Whether the plaintiffs prove that they were ready and willing to perform their part of the contract under the said banakhat, including payment of the balance consideration of Rs.58,500/- upon defendant no.1 obtaining title clearance certificate and executing the sale deed?
3. Whether the plaintiffs prove that the original defendant no.1 delayed or refused to perform the contract by citing ongoing title clearance processes, and subsequently informed them that the land was sold to another party, thereby breaching the agreement?
4. Whether defendant no.2 proves that the irrevocable GPA dated 24/01/2014 was executed by defendant no.1 upon receipt of full sale consideration, and that it conferred valid authority on defendant no.2 to execute the sale deed dated 15/07/2016 in his own favor?
5. Whether defendant no.2 proves that the sale deed dated 15/07/2016 is valid, legal, and binding, and that the plaintiffs' banakhat is invalid, collusive, or sham, executed with malicious intent for financial gain after the GPA, in collusion with defendant no.1?
6. Whether the plaintiffs prove that they are bona fide purchasers for value without notice of the GPA or sale deed ?
7. Whether the suit is barred by any law ?
8. Whether the plaintiff is entitled to the reliefs as prayed for in the suit?

9. What order and decree?

Date : 28/02/2026

Place : Gandhinagar

[K. N. Trivedi]

8th Addl. Civil Judge, Gandhinagar

UID - GJ01744