

HIGH COURT OF ANDHRA PRADESH AT AMARAVATI

MAIN CASE No.: A.S.No.590 of 2018

PROCEEDING SHEET

Sl. No.	DATE	ORDER	OFFICE NOTE
34.	10.12.2025	<u>RNT, J & MRK, J</u> Ms.T.V.Sridevi, learned counsel for the respondent/plaintiff is in the midst of her submissions. 2. On consideration of the facts of the case, as also the submission advanced by the appellants/defendants' counsel and also the respondent/plaintiff, <i>prima facie</i>, we are of the view that there are fair chances of settlement of the dispute amicably, through the process of mediation. <i>Inter alia</i>, the execution of the agreement of sale, the basis of the suit filed by the plaintiff/respondent is not in dispute except its page No.2. 3. Briefly, the dispute is with respect to the stipulation of time for a specific performance and the advance of the sale consideration. As per the	

		plaintiff's case, under the said agreement, there was no time stipulation and the advance made was Rs.20,00,000/-. According to the case of the defendant, the 1st appellant, the advance amount was Rs.1,00,000/- and the time was specified of two months, failing which there was forfeiture clause. So, according to the defendant, the time was the essence of the contract. 4. The submission advanced and the case taken by the defendant in the written statement was that those conditions were changed by changing page No.2 of the agreement. 5. So far as the sale consideration of Rs.32,00,000/- as mentioned in the agreement is concerned, there is no dispute. The suit was decreed by the Trial Court for execution of the sale deed, accepting the case of the plaintiff of advance of Rs.20,00,000/- and no time stipulation in the agreement, based on Ex.A1, the agreement of sale. 6. As aforesaid, the <i>prima facie</i>, it appears to us that in view of narrow controversy as	
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		aforesaid, there may be fair chances of amicable settlement. 7. At this stage, learned counsel for the plaintiff/respondent, Ms.T.V.Sridevi, after consulting the plaintiff namely, Alla Uma Satyanarayana, who is present in the Court, submits that the plaintiff/respondent is ready for mediation process. 8. Sri M.Chalapathi Rao, learned counsel for the appellants/defendants prays for time to obtain instructions from the legal representatives of the deceased defendant, who are already on record as appellants 2 to 5 as they are abroad. 9. List on 17.12.2025. RNT, J MRK, J Pab	
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