

**IN THE COURT OF THE XI ADDL.CITY CIVIL JUDGE,**  
**BANGALORE CITY (C.C.H.No.8)**  
**O.S.No.3496/2023**

<b>Plaintiffs:</b>	Sri. Rex Prem Raj S. and another
<b>V/S.</b>	
<b>Defendants:</b>	Sri. Puttaswamy and others

**I S S U E S**

1. Whether the plaintiffs prove that defendants failed to adhere to the terms and conditions of agreement to execute the Sale Deed with ill-intention as pleaded?
2. Whether the plaintiffs prove that they have always ready and willing to perform their part of the contract but the defendants have failed to execute the Sale Deed?
3. Whether the plaintiffs prove that they are entitled to refund of advance amount of ₹30,00,000/- along with interest at the rate of 24% per annum?
4. Whether the defendants prove that eventhough they were ready to execute Sale Deed but it is the plaintiffs who failed to get the Sale Deed registered in their names as pleaded?
5. Whether the defendants prove that this court has no territorial jurisdiction to try this case?
6. Whether the plaintiffs are entitled for the relief sought?
7. What order or decree?

**(Issue No. 6 is treated as preliminary issue)**

(Dated this day of 5<sup>th</sup> of September, 2024)

**(B. DASARATHA)**  
**XI ADDL.CITY CIVIL JUDGE,**  
**BENGALURU (CCH-8).**