

## Plaint Document - In the Court of Mumbai

Plaintiff: Rajesh Kumar

Address: 22, Gandhi Nagar, Mumbai, Maharashtra, India

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Email: rajesh.kumar@example.com

Versus

Defendant: Priya Patel

Address: 45, Vasant Vihar, Delhi, India

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### Nature of the Case:

This Complaint is being filed by Rajesh Kumar, the plaintiff, against Priya Patel, the defendant, for the breach of contract concerning the sale of property situated at 22, Gandhi Nagar, Mumbai, Maharashtra, India. The plaintiff seeks justice and relief from this Honorable Court.

### Facts of the Case:

1. On January 15, 2023, the plaintiff and the defendant entered into a legally binding agreement for the sale of the property mentioned above.
2. The terms of the agreement required the plaintiff to make full payment for the property, and the defendant to transfer the property title within 60 days of the payment.
3. The plaintiff fulfilled his financial obligations by making the full payment as per the agreement.
4. However, despite multiple requests and reminders from the plaintiff, the defendant failed to transfer the property title within the agreed timeframe, thus breaching the contract.
5. The plaintiff suffered financial losses, emotional distress, and inconvenience due to the defendant's breach of contract.

### Relief Sought:

The plaintiff seeks the following relief from the Honorable Court:

1. Compensation for the full amount paid towards the purchase of the property.
2. Damages for the delay in the transfer of the property title.
3. Legal expenses incurred in pursuing this matter.
4. Enforce the transfer of the property title to the plaintiff's name without further delay.

### Documents Attached:

1. Copy of the original sale agreement dated January 15, 2023.
2. Bank statements showing the transfer of the full payment from the plaintiff to the defendant.
3. Copies of correspondence emails and letters exchanged between the plaintiff and the defendant regarding the transfer of the property title.
4. Expert valuation reports indicating the market value of the property.
5. Affidavits from witnesses familiar with the transaction and the subsequent breach of contract.

Date of Filing: February 20, 2024

Place of Filing: Mumbai, Maharashtra, India