

**Civil Court: Lucknow District Civil Court**

**Case No.: Civil Suit 35/2025**

**Date of Filing: 03 May 2025**

**Plaintiff Details:**

- **Name: Deepak Agarwal**
- **Age: 45**
- **Occupation: Businessman**
- **Address: 9/3, Mahanagar, Lucknow**
- **Contact No.: +91-XXXXXXXXXX**

**Defendant Details:**

- **Name: Shree Balaji Developers Pvt. Ltd.**
- **Address: 2nd Floor, Krishna Plaza, Hazratganj, Lucknow**

**Cause of Action:**

**Failure to hand over possession of a flat booked under legal agreement dated 15 January 2024, despite full payment.**

**Sections Involved:**

- **Section 73, Indian Contract Act – Compensation for breach of contract**
- **Section 10, Specific Relief Act – Suit for specific performance of the agreement**

**Brief Description of the Case:**

**I, Deepak Agarwal, entered into a sale agreement with the defendant company for a 2BHK flat in “Balaji Enclave.” I paid ₹15 lakhs in full by July 2024, but the possession date (1 March 2025) passed with no delivery of keys. The builder has now stopped responding. I request the Hon’ble Court to direct the defendant to deliver the property or compensate me under the provisions of law.**

**Documents Attached:**

- **Copy of Sale Agreement**
- **Bank Payment Receipts**
- **Legal Notice sent on 15 April 2025**

**Relief Sought:**

- **Immediate possession of the flat**

- Alternate compensation of ₹20 lakhs if possession not possible
- Court costs

**Signature of Plaintiff:**

***Deepak Agarwal***

**Filed by Advocate:**

***Adv. Rachna Tiwari***