

Legal Case File: Sharma v. Verma

Case Details

Case Title: Sharma v. Verma

Court: Delhi High Court

Case No.: DH2024/CIV/0987

Filing Date: March 14, 2024

Hearing Date: May 21, 2024

Judge: Hon'ble Justice Rekha Puri

Case Summary

The plaintiff, Ankit Sharma, alleges that the defendant, Nikhil Verma, breached a property sale agreement dated January 10, 2024, by failing to make the due payment of Rs. 25 lakhs despite having signed and agreed to the terms.

Sharma seeks:

- Compensation for breach of contract
- Legal expenses
- Court order to prevent resale of the property until dispute is resolved

Verma claims:

- Delay in legal paperwork caused by Sharma's agent
- He had attempted payment, but the sale deed lacked required verification

Key Facts

1. A formal Agreement to Sell was executed on Jan 10, 2024, with a sale price of Rs. 75 lakhs.
2. Rs. 50 lakhs were paid upfront via bank transfer on Jan 15, 2024.
3. The remaining Rs. 25 lakhs were due by Feb 28, 2024.
4. Verma did not complete the final payment; Sharma claims this is a breach.
5. Verma has not responded to 3 legal notices sent in March 2024.
6. Defendant filed a counter-complaint alleging procedural delays.

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Relevant Sections of Law

- Section 10, Indian Contract Act, 1872 - Essentials of a valid contract
- Section 73, Indian Contract Act, 1872 - Compensation for breach
- Transfer of Property Act, 1882 - Conditions regarding immovable property sale

Plaintiff's Argument (Sharma)

- The contract was legally valid and enforceable.
- The defendant had ample time and communication to fulfill his obligations.
- The breach has resulted in financial and emotional loss.

Defendant's Argument (Verma)

- The contract lacked a verified municipal NOC at the time of scheduled final payment.
- Delay in seller's side caused procedural issues.
- The defendant intends to settle but needs proper documentation.

Tasks for LLM/AI Lawyer

1. Summarize the case.
2. Extract key legal points and sections of law involved.
3. Predict possible outcome based on facts and law.
4. Provide suggestions for the plaintiff's or defendant's next legal steps.
5. Detect missing information in the document.
6. Draft a formal legal response or rebuttal letter.