

**Suit for specific performance - Readiness and Willingness - Mortgage - Except for the solitary statement in the plaint no evidence whatsoever was led on behalf of the respondent - Merely because the respondent may not have been satisfied by the intimation given by the appellant regarding release of the property from mortgage, it cannot be construed as readiness and willingness on part of the respondent and his capacity to perform his obligations under the agreement, particularly when he is stated to have subsequently migrated to America and in which circumstance he executed the power of attorney in favour of PW-1, who had no personal knowledge.**

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