



IN THE HIGH COURT OF KARNATAKA AT BENGALURU

DATED THIS THE 10TH DAY OF FEBRUARY, 2026

BEFORE

THE HON'BLE MR. JUSTICE R DEVDAS

WRIT PETITION NO. 1616 OF 2026 (KLR-RR/SUR)

BETWEEN:

M/S NINE STAR ENTERPRISES PVT LIMITED
A COMPANY REGD. UNDER THE COMPANIES ACT,
HAVING ITS REGD. OFFICE AT BANJARA HILLS,
PLOT NO.6, GURUKRUPA VILASAM, 3RD FLOOR,
WOMENS CO-OPERATIVE HOUSING SOCIETY,
ROAD NO.2, BANJARA HILLS,
HYDERABAD-500 034.
REP. BY ITS GENERAL MANAGER
AND AUTHORIZED SIGNATORY.
MR. NAGABHUSAN H.L.

...PETITIONER

Digitally signed
by
DHARMALINGAM
Location: HIGH
COURT OF
KARNATAKA

(BY SRI. C.N.MAHADESHWARAN., ADVOCATE FOR
SRI. SANGAMESH R B., ADVOCATE)

AND:

1. STATE OF KARNATAKA
DEPARTMENT OF REVENUE,
M.S. BUILDING, VIDHANA VEEDHI,
BENGALURU-01,
REPRESENTED BY ITS SECRETARY.
2. THE DEPUTY COMMISSIONER,
BENGALURU URBAN DISTRICT,



BENGALURU 560001.

3. THE DEPUTY DIRECTOR OF LAND RECORDS,
OFFICE OF THE DY. COMMISSIONER,
4TH FLOOR, K.G. ROAD,
BENGALURU-560009.
4. ASST. COMMISSIONER,
BENGALURU SOUTH SUB DIVISION,
KANDAYA BHAVAN, 2ND FLOOR,
K.G. ROAD, BENGALURU-560009.
5. THE TAHSILDAR,
BENGALURU SOUTH,
BENGALURU 560009.
6. ASST. DIRECTOR OF LAND RECORDS,
OFFICE OF THE DEPUTY COMMISSIONER,
K.G. ROAD, BENGALURU - 560009.

...RESPONDENTS

(BY SRI.V.SESHU., HCGP)

THIS WP IS FILED UNDER ARTICLES 226 & 227 OF THE CONSTITUTION OF INDIA PRAYING TO DIRECT THE R2 TO 6 HEREIN TO COMPLETE THE WORK OF PHODY AND DURAST IN RESPECT OF LAND BEARING SURVEY NO. 108, TOTALLY MEASURING 4 ACRES OF DODDA THOGUR VILLAGE, BEGUR HOBBI, BENGALURU SOUTH AT ANNEX-A DATED 03.09.2024 AND ETC.,

THIS PETITION, COMING ON FOR ORDERS, THIS DAY, ORDER WAS MADE THEREIN AS UNDER:



CORAM: HON'BLE MR. JUSTICE R DEVDAS

ORAL ORDER

On 27.01.2026, the following order was passed:

"Learned High Court Government Pleader takes notice for all the respondents.

Learned counsel for petitioner is directed to serve copies of the petition along with annexures on the learned High Court Government Pleader.

Learned counsel for the petitioner submits that Annexure-A is the Official Memorandum issued by the Assistant Commissioner on 03.09.2024 in terms of the decision taken by the Committee for building up missing records. It is pointed out that the Committee headed by the Deputy Commissioner, Bangalore Urban District, took a decision on 28.06.2024 resolving to build up the missing records in terms of Section 67(2) of the Karnataka Land Revenue Act, 1964. Accordingly, the Assistant Commissioner gave complete details in the order by directing the Tahsildar to proceed to complete the phodi and durast work, subject to certain conditions. However, till date the respondents have not completed the phodi and durast work.



On the other hand, it is pointed out that the Tahsildar has entered the details in Form No.1 regarding the lands granted in favour of Sri.Shankarappa and the name and extent as per the RTC, showing the name of the petitioner-company. In the meanwhile, a board has been put up in front of the gate of the petitioner's land stating that the land is Gomal land, in terms of the orders passed by the Deputy Commissioner.

Re-list this matter on 10.02.2026.

In the meanwhile, respondent No.2-Deputy Commissioner, Bangalore Urban District, shall ensure that the board put up in front of the gate of the lands belonging to the petitioner is immediately removed. The respondent-Tahsildar, Bangalore South Taluk and respondent No.6-Assistant Director of Land Records, are directed to give information to the learned High Court Government Pleader regarding the phodi and the durast proceedings. The time required for completing the phodi and durast shall be stated by the said respondents."

2. Learned counsel for the petitioner submits that the board has been removed. Now that the board put up by



the respondent-Tahsildar has been removed, all that is required is to conclude the phodi and durasth proceedings.

3. The writ petition is accordingly ***disposed of*** directing the respondent-Tahsildar, Bengaluru South Taluk and the jurisdictional Assistant Director of Land Records to conclude the phodi and durasth proceedings as expeditiously as possible and any rate within a period of two months from the date of receipt of a copy of this order.

Sd/-
(R DEVDAS)
JUDGE

JT/-
CT: JL