



IN THE HIGH COURT OF KARNATAKA AT BENGALURU

DATED THIS THE 3RD DAY OF FEBRUARY, 2026

BEFORE

THE HON'BLE MR. JUSTICE R DEVDAS

WRIT PETITION NO. 3096 OF 2026 (KLR-RES)

BETWEEN:

TAAPSI PROJECTS
A REGISTERED PARTNERSHIP FIRM,
HAVING ITS REGISTERED OFFICE AT
NO. 230, GROUND FLOOR,
13TH CROSS, INDIRANAGAR 2ND STAGE,
BANGALORE - 560 038
REPRESENTED BY ITS PARTNER
SRI. K. HARSHA REDDY

...PETITIONER

(BY SRI. SREEVATSA, SR. COUNSEL FOR
SRI. SYED KHAMRUDDIN, ADVOCATE)

AND:

1. THE TAHSILDAR
HOSKOTE TALUK,
BENGALURU RURAL DISTRICT
KAMMAVARI PETE, ALAPPANAHALLI,
BENGALURU, KARNATAKA - 562 129.
2. ASSISTANT DIRECTOR OF LAND RECORDS
HOSKOTE TALUK,
BENGALURU RURAL DISTRICT
KAMMAVARI PETE, ALAPPANAHALLI,
BENGALURU, KARNATAKA - 562 129.

...RESPONDENTS

(BY SRI. V. SESHU, HCGP)

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by
SHARADAVANI
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Location: High
Court of
Karnataka



THIS WP IS FILED UNDER ARTICLE 226 OF THE CONSTITUTION OF INDIA PRAYING TO 1. ISSUE A WRIT IN THE NATURE OF CERTIORARI OR ANY OTHER WRIT OR ORDER TO QUASH THE IMPUGNED NOTICE DATED 23.01.2026 ISSUED BY THE RESPONDENT NO.1 AUTHORITY (ANNEXURE - A) AND ETC.,

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

CORAM: HON'BLE MR. JUSTICE R DEVDAS

ORAL ORDER

Learned High Court Government Pleader takes notice for both the respondents.

2. Learned Senior Counsel Sri.Sreevatsa, appearing for the petitioner submits that when one of the neighbouring landowners approached this Court in W.P.No.28449/2025 seeking to quash the notice issued by the Tahsildar and the town surveyor and it was submitted before this Court that the allegation of encroachment on the nala said to be passing through the lands in question was baseless, nevertheless, the learned Senior Counsel requested that a survey may be conducted at the hands of the Assistant Director of Land



Records, since the town surveyor was acting in a biased manner, this Court disposed of the writ petition on 18.09.2025 directing the jurisdictional Assistant Director of Land Records to conduct the survey in the presence of the petitioner. Accordingly, the survey has been conducted. Now in respect of the lands belonging to the petitioner, similar allegations are sought to be made at the instance of some persons who are inimically disposed towards the petitioner. The petitioner filed an application for phodi and durast and accordingly, the survey was commenced in the presence of the Assistant Director of Land Records, however, again there were some disruptions and therefore, the Assistant Director of Land Records left the survey in the midway. Now a notice has been issued by the Tahsildar, Hosakote Taluk, at Annexure-A dated 23.01.2026 that the survey will be conducted by the town surveyor in the presence of the petitioner.

3. Learned Senior counsel submits that since the landowners have already expressed their displeasure that the town surveyor is biased, directions may be issued to the Tahsildar to ensure that the survey is conducted by the



jurisdictional Assistant Director of Land Records, as was done in the case of the petitioner in W.P.No.28449/2025.

4. Accordingly, the writ petition stands ***disposed of***, directing the respondent Tahsildar, Hosakote Taluk, to issue a fresh notice to the petitioner fixing a date for survey and phodi proceedings, which shall be conducted by the jurisdictional Assistant Director of Land Records and not by the Town Surveyor. Thereafter, the Tahsildar and the survey authorities may proceed in accordance with law. The impugned notice at Annexure-A is hereby quashed.

Learned High Court Government Pleader is permitted to file memo of appearance within a period of four week from today.

Sd/-
(R DEVDAS)
JUDGE

rv
List No.: 1 Sl No.: 14