



IN THE HIGH COURT OF KARNATAKA AT BENGALURU

DATED THIS THE 22ND DAY OF JUNE, 2026

BEFORE

THE HON'BLE MR. JUSTICE B M SHYAM PRASAD

WRIT PETITION NO. 21414 OF 2025 (LB-BMP)

BETWEEN:

1. SRI V MUNIRAJU
S/O. VENKATAPPA.S.
AGED ABOUT 69 YEARS,
R/AT NO.4444, 'APPA AMMA NILAYA'
FLOOR MILL ROAD,
BEHIND RAJESHWARI THEATRE,
KONENA AGRAHARA,
BENGALURU-560017.
2. SRI. V. BALARAJU,
S/O. S. VENKATAPPA,
R/AT NO.7, KARIYAMMANA AGRAHARA,
BELLANDUR,
BENGALURU-560103.

...PETITIONERS

(BY SRI. RAJU S., ADVOCATE)

AND:

1. THE COMMISSIONER
BRUHAT BENGALURU
MAHANAGARA PALIKE,
N.R. SQUARE, BENGALURU-560002.





2. THE ASSISTANT REVENUE OFFICER
WHITEFIELD SUB-DIVISION,
BRUHAT BENGALURU MAHANAGARA PALIKE,
RAMAGONDANAHALLI,
BENGALURU-560066.

...RESPONDENTS

(BY SRI. MALLIKARJUN REDDY K S., ADVOCATE FOR R1
AND R2)

THIS W.P. IS FILED UNDER ARTICLES 226 AND
227 OF THE CONSTITUTION OF INDIA PRAYING TO
QUASH THE ENDORSEMENT BEARING NO.
S.K.A/W.F/U.V/PR//2025-26 DATED 11.07.2025 AS
PER ANNX-E; DIRECT THE R-2 TO ISSUANCE OF E-
KHATA IN FAVOUR OF THE PETITIONERS IN RESPECT
OF THE SUBJECT PROPERTY WITHOUT INSISTING FOR
PAYMENT OF INTEREST ON THE BETTERMENT
CHARGES.

THIS PETITION, COMING ON FOR ORDERS, THIS
DAY, ORDER WAS MADE THEREIN AS UNDER:
CORAM: HON'BLE MR. JUSTICE B M SHYAM PRASAD



ORAL ORDER

The petitioner has been served with the Endorsement dated 11.07.2025 [Annexure-E], and the petitioner is informed that he must offer certain amounts as *betterment charges* and *interest*. The petitioner contends that this is in response to an application for *e-Katha* and relies upon the orders of this Court dated 20.12.2023 in the writ petition in W.P. No.28654/2023 and similar matters to impugn these demands. Sri S Raju, the learned counsel for the petitioner, has filed a memo for disposal which reads as under.

"The Petitioner in the above case humbly submits as follows:-

The above Writ Petition has been filed challenging the endorsement at Annexure-E and seeking a direction to the Respondents to issue an e-Khata in favour of the Petitioner in respect of the petition schedule property.

The Petitioner submitted an online application for issuance of a digital e-Khata on 25.03.2025 in respect of the petition schedule



property. A copy of the acknowledgement bearing No. K1489015 is produced herewith for the kind perusal of this Hon'ble Court.

The issue involved in the present writ petition is squarely covered by the judgment reported in SCC OnLine Kar 3559. Subsequently, this Hon'ble Court has also disposed of several similar writ petitions following the said judgment. By way of illustration, reliance is placed on the orders passed in W.P. No. 28654/2023 and W.P. No. 14446/2024 (Annexures-F and G respectively).

In the above circumstances, the Petitioner respectfully prays that this Hon'ble Court may be pleased to dispose of the present writ petition in terms of the orders passed in the aforesaid cases and grant such other reliefs as this Hon'ble Court deems fit in the facts and circumstances of the case, in the interest of justice and equity."

2. This Court in the aforesaid writ petition has referred to an earlier decision in '**S R Constructions Partner M/s. S R Constructions v. State of Karnataka, Department of Housing and Urban**



Development and Others¹, observing that the Bruhat Bengaluru Mahanagara Palike, [*now Greater Bengaluru Authority*], cannot insist on payment of *betterment charges* as a precondition for issuance of *e-Katha*. On behalf of the respondents, it is pointed out that the Endorsement does not refer to *e-Katha* and in fact, the petitioner's application for *e-Katha* is subsequent to the Endorsement dated 11.07.2025. Be these as it may, the Authorities will have to consider the petitioner's application for issuance of *e-Katha* in the light of the afore with liberty to the Authorities to recover *betterment charges* as would be permissible in law. Hence, the following:

ORDER

[a] The petition stands disposed of, and the
impugned Endorsement dated
11.07.2025 [*Annexure-E*] stands
quashed.

¹ [2013] 3 KLJ 588



[b] The Memo for Disposal dated 05.06.2026 is accepted directing the second respondent to issue *e-Katha* to the petitioner in terms of the application already filed, within an outer limit of two [2] months from today and without prejudice to the authorities to recover *betterment charges* in accordance with law.

Sd/-
(B M SHYAM PRASAD)
JUDGE

AN/-