



CNR: KAHC010500862026

NC: 2026:KHC:48841-DB
CCC No. 900 of 2026

IN THE HIGH COURT OF KARNATAKA AT BENGALURU

DATED THIS THE 9TH DAY OF SEPTEMBER, 2026

PRESENT

THE HON'BLE MR. JUSTICE JAYANT BANERJI

AND

THE HON'BLE MS. JUSTICE TARA VITASTA GANJU

CIVIL CONTEMPT PETITION NO. 900 OF 2026

BETWEEN:

SRI. S.N.RAVICHANDRA
S/O LATE S.NAGASUBRAMANYAM,
AGED ABOUT 60 YEARS,
R/AT NO.609, 11TH CROSS,
5TH MAIN, J P NAGAR, 3RD PHASE,
BANGALORE-560 078.

...COMPLAINANT

(BY SRI. VIVEKANANDA H S., ADVOCATE)

AND:

MR. MANISH GUPTHA,
DIRECTOR, M/S NEXT COWORKS,
REGISTERED OFFICE AT
ALANKAR PLAZA, B.K.CIRCLE,
NAYAK LAYOUT,
J.P.NAGAR, 8TH PHASE,
BANGALORE - 560 076.

...ACCUSED

THIS CIVIL CONTEMPT PETITION IS FILED UNDER SECTIONS 11 AND 12 OF THE CONTEMPT OF COURTS ACT, 1971 R/W ARTICLE 215 OF THE CONSTITUTION OF INDIA, BY THE COMPLAINANT PRAYING TO CONDUCT AN ENQUIRY INTO THE WILLFUL DISOBEDIENCE COMMITTED BY THE ACCUSED AND CONSEQUENTLY CONVICT AND PUNISH THE ACCUSED FOR COMMITTING CONTEMPT

Digitally
signed by K S
RENUKAMBA
Location: High
Court of
Karnataka



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OF THE ORDER OF THIS HON'BLE COURT DATED 28.04.2026 VIDE ANNEXURE-A IN W.P.NO.12097/2024(GM-CPC).

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

CORAM: HON'BLE MR. JUSTICE JAYANT BANERJI
and
HON'BLE MS. JUSTICE TARA VITASTA GANJU

ORAL ORDER

(PER: HON'BLE MR. JUSTICE JAYANT BANERJI)

This contempt petition is filed alleging contempt of the order of the Court dated 28.04.2026 in Writ Petition No.12097/2024.

2. It appears from perusal of the order, contempt of which is alleged, that an application was filed before the Trial Court seeking a direction to defendant No.4 to remit the arrears of rent amounting to Rs.57,46,200/-, maintenance charges of Rs.5,65,380/-, and future rent and maintenance charges. That application was rejected by the Trial Court on the ground that granting such a direction would amount to granting the main relief sought in the suit. Observing that there was no material on record to indicate that the tenancy agreement had been terminated and therefore, defendant No.4 continues as a tenant



in the said premises, the writ petition was partly allowed modifying the order of the Trial Court dated 28.02.2024 and directing defendant No.4 to deposit rent commencing from the month of April, 2026 along with all maintenance charges, before the Trial Court.

3. It is stated that defendant No.4 who is the accused in the instant petition has not complied with this order passed by the learned Single Judge of this Court. However, Annexure - B, which is on record is an order dated 02.07.2026, which reads as follows:

"ORAL ORDER 'ON BEING SPOKEN TO'

This writ petition was disposed on 28.04.2026 directing respondent No.4 to deposit rent commencing from the month of April 2026, along with all maintenance charges, before the trial Court, in view of the dispute in existence between the petitioner and respondent No.3.

Memo for 'being spoken to' is moved by the learned counsel for the petitioner. It is submitted that the respondent respondent/defendant No.4 has filed applications as per document Nos.3 and 6 with a prayer to appoint receiver in respect of suit schedule 'B' premises and also to permit the respondent/defendant



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No.4 to vacate and hand over physical possession of suit schedule B property to the custody of the Civil Court. It is submitted that the respondent/defendant No.4 is in arrears of rent and maintenance.

The submission to direct respondent/defendant No.4 to remit the arrears of rent and maintenance was not considered by this Court as quantification was not made. However, now the applications pending as on the date of disposal are brought to the notice of this Court and it is submitted, if possession is handed over without deposit of the arrears of rent and maintenance, the petitioner and respondent No.3 would render remediless. The submission made cannot be entertained by this Court to direct respondent No.4 to deposit the arrears of rent and maintenance. However, observation can be made to direct the trial Court to consider the pending applications filed under XL Rule 1 r/w 151 CPC as per document No.6 and application filed under Section 151 CPC along with the statement of arrears of rent and maintenance filed by the petitioner and respondent No.3 before adjudicating the application or along with the adjudication of the said applications.

Petitioner and respondent No.3 are at liberty to file memo of calculation of arrears of rent and maintenance before the trial Court, which shall be considered before or while considering the applications.

Except for the above observations, no further orders are required."



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4. In view of the order dated 02.07.2026, the order of the learned Single Judge dated 28.04.2026 stands modified. No case for contempt is made out. If any relief is being sought by the learned counsel for the complainant, it is for the complainant to move trial Court in appropriate proceedings. The contempt case is consigned.

**Sd/-
(JAYANT BANERJI)
JUDGE**

**Sd/-
(TARA VITASTA GANJU)
JUDGE**

KG
List No.: 1 Sl No.: 7