



CNR: KAHC010564152026

NC: 2026:KHC:44833
WP No. 25856 of 2026

IN THE HIGH COURT OF KARNATAKA AT BENGALURU

DATED THIS THE 19TH DAY OF AUGUST, 2026

BEFORE

THE HON'BLE MR. JUSTICE SURAJ GOVINDARAJ

WRIT PETITION NO. 25856 OF 2026 (GM-ST/RN)

BETWEEN:

SMT. B R CHANDRAKALA
W/O SRI. VENKATESH D
AGED ABOUT 42 YEARS,
R/O. NO.41, SRI LAKSHMIVENKATESHWARA NILAYA,
DWARAKAVASA ROAD, 2ND STAGE,
BEL LAYOUT, BHARATH NAGARA,
BENGALURU-560091.

PETITIONER

(BY SRI. SUPRITHA K.H.,ADVOCATE)

AND:

1. THE STATE OF KARNATAKA
DEPARTMENT OF STAMPS AND REGISTRATION,
KANDAAYA BHAVAN, 8TH FLOOR, K.G ROAD,
BANGALORE - 560040
REP. BY ITS PRINCIPAL SECRETARY.
2. THE SUB REGISTRAR,
KUNIGAL TALUK, TUMKURU- 572130.

RESPONDENTS

(BY SRI. MOHAMMED JAFAR SHAH., AGA)

THIS WP IS FILED UNDER ARTICLES 226 AND 227 OF
CONSTITUTION OF INDIA PRAYING TO A) QUASHING THE
IMPUGNED ENDORSEMENT BEARING NO. NOKA.K.N.L./122/25-
26 DATED 28.11.2025 ISSUED BY RESPONDENT NO.2, AT
ANNEXURE-H AND ETC.,

Digitally signed
by SHWETHA
RAGHAVENDRA
Location: HIGH
COURT OF
KARNATAKA



CNR: KAHC010564152026

NC: 2026:KHC:44833
WP No. 25856 of 2026

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

CORAM: HON'BLE MR. JUSTICE SURAJ GOVINDARAJ

ORAL ORDER

1. Learned AGA accepts notice for respondent Nos.1
and 2.
2. The Petitioner is before this Court seeking for the
following reliefs:

*"Wherefore, the petitioner respectfully prays that
this Hon'ble Court be pleased to issue a writ or any
other appropriate writ or direction as the case may
be and be pleased to:-*

- a) Issue a writ in the nature of certiorari or any other
appropriate writ, order or direction, quashing the
impugned endorsement bearing
No.NoKa:K:N:L/122/25-26 dated 28.11.2025
issued by respondent No.2 at Annexure-H;*
- b) Issue a writ in the nature of Mandamus or any
other appropriate writ, order or direction, directing
respondent No.2 to register the sale deed
presented by the Court Commissioner, Sri. Harish
S.K., pursuant to the decree dated 26.07.2024
passed in OS.No.80/2024 and the warrant issued
in Ex.P.No.47/2024, without insisting upon
production of an 11-E Sketch vide Annexure-G.*
- c) Grant such other relief or reliefs as this Hon'ble
Court deems fit and proper in the facts and
circumstances of the case, in the interest of justice
and equity."*



CNR: KAHC010564152026

3. The grievance of the petitioner is that the document being a sale deed which had been presented before the Sub-registrar for registration was so presented in pursuance of a decree of specific performance in OS.No.80/2024 and the warrant for registration issued in Ex.P.No.47/2024. On that ground, learned counsel for the petitioner submits that the respondents could not have refused registration on account of non production of 11-E sketch.
4. His submission is that, the risk of the location of the property and the identification of the property is entirely in that of the petitioner and the Sub-registrar or any other Government Authority would not be responsible in any manner as regards the title of the property or the location of the property including the possession of the property.
5. In that view of the matter, this Court passes following:



CNR: KAHC010564152026

NC: 2026:KHC:44833
WP No. 25856 of 2026

ORDER

- i) The petition is ***allowed***.
- ii) A certiorari is issued, the endorsement bearing No.Noka:K:N:L/122/25-26 dated 28.11.2025 issued by respondent No.2 at Annexure-H is quashed.
- iii) A mandamus is issued directing the respondents to register the sale deed as presented in furtherance of the warrant of execution issued in Ex.P.No.47/2024 within a period of 30 days from the date of receipt of the copy of this order, as per the submission and undertaking made by learned counsel for the petitioner.

**Sd/-
(SURAJ GOVINDARAJ)
JUDGE**