



CNR: KAHC010608232023

NC: 2026:KHC:41579
WP No. 25950 of 2023

IN THE HIGH COURT OF KARNATAKA AT BENGALURU

DATED THIS THE 6TH DAY OF AUGUST, 2026

BEFORE

THE HON'BLE MR. JUSTICE R. NATARAJ

WRIT PETITION NO. 25950 OF 2023 (BDA)

BETWEEN:

SRI K M MANJUNATH
S/O K T MYLARAPPA
AGED ABOUT 39 YEARS
R/AT NO 938, KEERTHI NIVAS
1ST MAIN, 6TH A CROSS
Kengeri Satellite Town
BENGALURU 560060

...PETITIONER

(BY SRI. GOVINDARAJU K., ADVOCATE)

AND:

1. BANGALORE DEVELOPMENT AUTHORITY
KUMARA PARK WEST
T CHOWDAIAH ROAD
BANGALORE 560020
REP BY ITS COMMISSIONER
2. DEPUTY COMMISSIONER
BANGALORE DEVELOPMENT AUTHORITY
T CHOWDAIAH ROAD
BANGALORE 560020
(EARLIER CALLED AS CITY IMPROVEMENT
TRUST BOARD, BANGALORE)
3. POLICE DEPUTY SUPERINTENDENT
S T F AND VIGILANCE
BANGALORE DEVELOPMENT AUTHORITY
KUMARA PARK WEST

Digitally
signed by
HEMALATHA
J
Location:
HIGH COURT
OF
KARNATAKA



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T CHOWDAIAH ROAD
BANGALORE 560020

4. THE REVENUE INSPECTOR
OFFICE OF REVENUE INSPECTOR
WEST ZONE
BANGALORE DEVELOPMENT AUTHORITY
VIJAYANAGARA, BANGALORE - 560048

...RESPONDENTS

(BY SRI. KARTHIKEYAN B S., ADVOCATE)

THIS WRIT PETITION IS FILED UNDER ARTICLES 226 AND 227 OF THE CONSTITUTION OF INDIA PRAYING TO DIRECTING THE RESPONDENT NO.2 TO CONSIDER THE REPRESENTATION MADE BY THE PETITIONER DATED 03/04/2018 AND EXECUTE THE REGISTERED SALE DEED/CONFIRMATION BY TRANSFERRING THE PROPERTY, ISSUE KHATA CERTIFICATE IN FAVOUR OF THE PETITIONER AS PER ANNEXURE-A AND ETC.

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

CORAM: HON'BLE MR. JUSTICE R. NATARAJ

ORAL ORDER

The petitioner has sought for a writ in the nature of mandamus to direct the respondent No.2 to consider his representation dated 03.04.2018 and execute a deed of conveyance, transferring the property and register the katha in his name.



2. (i) The petitioner claims that the respondent No.2 had allotted a site bearing No.1749 to Mr.Vedanthachar on 09.12.1975. The said Mr.Vedanthachar had deposited the allotment price consequent to which, a lease-cum-sale agreement dated 04.05.1976 was executed in his favour. Thereafter, he was placed in possession of the allotted site which was evidenced by a possession certificate dated 04.09.1976.

(ii) The petitioner contends that as per the conditions mentioned in the possession certificate, Mr.Vedanthachar was prohibited from alienating the site for a period of 10 years. After the expiry of 10 years, Mr.Vedanthachar sold the aforesaid site to the petitioner on 10.01.2018. The petitioner contends that he gave a representation to the respondent No.2 to transfer site No.1749 in his name and execute a deed of conveyance in his name.

(iii) The respondent No.2 addressed a letter to the revenue inspector directing him to inspect the site No.1749 and certify the signature and the photograph of the petitioner. Accordingly, the respondent No.4 visited the house of the



petitioner and drew up a Mahazar and verified the signature of the petitioner, which was forwarded to the respondent No.2.

(iv) The petitioner contends that in spite of the report the respondent No.2 has not taken any action. The petitioner is therefore before this Court seeking for a direction to the respondents to consider his representation dated 03.04.2018 and execute a deed of conveyance conveying the site bearing No.1749 to the petitioner.

3. The learned counsel for the respondents submits that the vendor of the petitioner did not obtain a sale deed in his name, but had transferred the site to the petitioner. He contends Rule 14(3)(b) of the Bangalore Development Authority (Allotment of Sites) Rules, 1984, mandate that when an allottee sells the site with a building without obtaining the approval of the Bangalore Development Authority and without obtaining a deed of absolute sale, then if the allottee pays to the authority an amount calculated 12% per annum on allotted value of the site, the same can be regularized by executing deeds of conveyance in favour of the purchaser. He therefore



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contends that the case of the petitioner would be considered in the light of the above Rules.

4. In view of the fact that the petitioner has purchased the site long after the expiry of the period prescribed under the possession certificate had expired, the petitioner is entitled for a deed of conveyance from the respondent No.2.

5. In that view of the matter, this petition is ***disposed of***, directing the respondent No.2 to consider the representation of the petitioner in the light of Rule 14(3)(b) of the Bangalore Development Authority (Allotment of Sites) Rules, 1984 and pass appropriate orders within a period of six weeks from the date of receipt of a copy of this order.

**Sd/-
(R. NATARAJ)
JUDGE**