



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. 34343 OF 2025 (KLR-RES)

BETWEEN:

SRI. J. JANAKI RAM,
S/O SRI. D. JAYARAM,
AGED ABOUT 46 YEARS,
RESIDING AT NO.30/1, FIRST STAGE,
1ST CROSS, MACHAEL PALYA,
INDIRANAGAR, BENGALURU-560 038.

...PETITIONER

(BY SMT. PAVITHRA N., ADVOCATE FOR
SRI. KARTHIK V., ADVOCATE)

AND:

1. STATE OF KARNATAKA
REPRESENTED BY ITS
PRINCIPAL SECRETARY,
REVENUE DEPARTMENT,
M S BUILDINGS,
BENGALURU-560 001.
2. THE TAHSILDAR,
ANEKAL TALUK, ANEKAL,
BENGALURU DISTRICT-562 106.

...RESPONDENTS

(BY SRI. G.P. YOYANNA, AGA)

THIS W.P. IS FILED UNDER ARTICLES 226 AND 227 OF
THE CONSTITUTION OF INDIA, PRAYING TO ISSUE A WRIT OF
MANDAMUS OR ANY OTHER WRIT OR DIRECTION DIRECTING



THE RESPONDENTS TO CONSIDER THE REPRESENTATION OF THE PETITIONER DATED 7.7.2025, A COPY OF WHICH IS PRODUCED AT ANNEXURE-E AND DISPOSE OF THE SAME AS EXPEDITIOUSLY AS POSSIBLE CHANGING THE KHATA IN RESPECT OF THE PETITION LAND, AS PRAYED FOR.

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 Additional Government Advocate takes notice for both the respondents.

2. The grievance of the petitioner is that the respondent No.2-Tahsildar Anekal Taluk has not considered his representation at Annexure-E dated 07.07.2025 to mutate and enter the name of the petitioner in the revenue records pursuant to the registered sale deed dated 05.07.2024 at Annexure-C.

3. Learned Additional Government Advocate however, submits that in the RTC produced at Annexure-B, only 17 guntas stand in the name of Venkataramanappa whose wife and children have



executed the registered sale deed at Annexure-C. However, in the schedule in the sale deed the extent is shown as 1 acre.

4. Having heard the learned counsel for petitioner, the learned Additional Government Advocate and on perusing the petition papers, this Court is of the considered opinion that it is the bounden duty of the Tahsildar to consider the representation given by the petitioner along with the copy of the registered sale deed, having regard to the provisions contained in Section 128 and 129 of the Karnataka Land Revenue Act. In fact in terms of the law laid down by this Court there is no need for a person to make an application to seek entry of his name pursuant to a registered instrument. As and when the J-slip is received from the Sub Registrar's Office, the Tahsildar is required to issue notice to all concerned and proceed to enter the name of the purchaser in the revenue records. If any objections are received, the same is required to be considered by the Tahsildar and issue an



endorsement as to why the name of the petitioner cannot be entered in the revenue records even pursuant to the registered instrument.

5. Accordingly, the writ petition stands ***disposed of*** with a direction to the respondent No.2-Tahsildar, Anekal Taluk to consider the representation given by the petitioner for mutation entry in the revenue records on the strength of the registered sale deed dated 07.07.2025 at Annexure-C, issue notice to all concerned and thereafter proceed in accordance with law. The entire exercise shall be completed as expeditiously as possible and at any rate within a period of 2 months from the date of receipt of a copy of this order.

Sd/-
(R DEVDAS)
JUDGE