HC-KAR

NC: 2026:KHC:59831
WP No. 4266 of 2026
C/W WP No. 4310 of 2026
WP No. 4315 of 2026

CNR: KAHC010100462026

IN THE HIGH COURT OF KARNATAKA AT BENGALURU

DATED THIS THE 28TH DAY OF OCTOBER, 2026

BEFORE

THE HON'BLE MR. JUSTICE K. V. ARAVIND

WRIT PETITION NO. 4266 OF 2026 (GM-CPC)

C/W

WRIT PETITION NO. 4310 OF 2026 (GM-CPC)

WRIT PETITION NO. 4315 OF 2026 (GM-CPC)

IN WP No. 4266/2026

BETWEEN:

1. DR. P.C. ANANDA LAKSHMI
AGED ABOUT 57 YEARS,
W/O. ARYAKANDY RAMACHANDRAN,
PRESENTLY AT GURABI BATHA,
RIYADH - 11422, KSA

DULY REPRESENTED BY HER GPA HOLDER
AVINASH RAMACHANDRAN,
AGED ABOUT 37 YEARS,
S/O. DR. ANANDA LAKSHMI PC,
R/AT. FLAT NO.1083, SOBHA SUNSCAPE,
MANAVARTHEKAVAL, TALAGHATTAPURA - SO,
BENGALURU - 560 109

...PETITIONER

(BY SRI. K. RAMA BHAT, ADVOCATE)

AND:

1. SMT SUDHA RAO
AGED ABOUT 79 YEARS,
W/O. LATE AP RAO,

Digitally signed by VINUTHA B S
Location: High Court of Karnataka

R/AT. NO.13, SANGEETHA APARTMENT,
18TH CROSS, MALLESHWARAM,
BENGALURU - 560 003

2. SRI. CHANDRASHEKHAR NAYAK,
AGED ABOUT 42 YEARS,
S/O. LATE R. SEVA NAYAK,
R/AT. NO.168, ITI LAYOUT,
MALLATHAHALLI, NAGARABHAVI,
BENGALURU - 560 072

3. SRI. SATISH NAIDU,
AGED ABOUT 45 YEARS,
S/O. LATE PRASAD RAO,
R/AT. NO.9, AIYAPPA LAYOUT,
KATTIGENAHALLI, BAGALUR MAIN ROAD,
BENGALURU - 560 063

4. AKASHVANI VASATHI NIRMANA
SAHAKARI NIYAMITHA
A SOCIETY REGISTERED UNDER THE KARNATAKA
STATE CO-OPERATIVE SOCIETIES REGISTRATION
ACT, 1959 UNDER REGISTRATION NO.BSB.4885/79
REP. BY ITS CHIEF ADMINISTRATIVE OFFICER
HAVING ITS OFFICE AT AKASHVANI BUILDING
RAJBHAVAN ROAD, BENGALURU - 560 001

5. SAGAR G. KYATANAVAR,
AGED ABOUT 33 YEARS,
S/O. GANGADHAR S. KYATANAVAR,
R/AT. FLAT NO.G-05, GROUND FLOOR,
SRI. KRISHNA SHRINE, AKASHVANI LAYOUT,
VIDYARANYAPURA, YELAHANKA,
BENGALURU - 560 097

6. BHABANI OJHA
AGED ABOUT 45 YEARS
W/O. SISIR KUMAR SUTAR
R/AT. FLAT NO.208, 2ND FLOOR,
SRI KRISHNA SHRINE, AKASHVANI LAYOUT,
VIDYARANYAPURA, YELAHANKA,BENGALURU-560097

7. SISIR KUMAR SUTAR
AGED ABOUT 49 YEARS
S/O. SUDARSANA SUTAR
R/AT. FLAT NO.208, 2ND FLOOR,
SRI KRISHNA SHRINE, AKASHVANI LAYOUT,
VIDYARANYAPURA, YELAHANKA,
BENGALURU - 560 097

8. RANGANATH M N
AGED ABOUT 46 YEARS,
S/O. LATE NAGAPRASAD
R/AT. FLAT NO.108, 1ST FLOOR,
SRI KRISHNA SHRINE, AKASHVANI LAYOUT,
VIDYARANYAPURA, YELAHANKA,
BENGALURU - 560 097

9. VAISHALI ADOOR,
AGED ABOUT 37 YEARS,
W/O. SANATH KUMAR INNA,
R/AT. FLAT NO. 107, FIRST FLOOR,
SRI. KRISHNA SHRINE, AKASHVANI LAYOUT,
VIDYARANYAPURA, YELAHANKA,
BENGALURU - 560 097

10. SANATH KUMAR INNA,
AGED ABOUT 42 YEARS,
S/O. RAMANANDA RAO,

R/AT. FLAT NO. 107, FIRST FLOOR,
SRI. KRISHNA SHRINE, AKASHVANI LAYOUT,
VIDYARANYAPURA, YELAHANKA,
BENGALURU - 560 097

11. DEEPA KRISHNAPANAVAR,
AGED ABOUT 36 YEARS,
W/O. SHIVANANDA KUMAR,
R/AT. FLAT NO.106,
1ST FLOOR, SRI KRISHNA SHRINE,
AKASHVANI LAYOUT, VIDYARANYAPURA,
YELAHANKA, BENGALURU - 560 097

12. RAHUL RAJ,
AGED ABOUT 39 YEARS,
S/O. HULLIKERE MALLE GOWDA RAJU
R/AT. FLAT NO.205, 2ND FLOOR,
SRI KRISHNA SHRINE, AKASHVANI LAYOUT,
VIDYARANYAPURA, YELAHANKA,
BENGALURU - 560 097

13. RADHA,
AGED ABOUT 48 YEARS,
W/O. MUKUNDA,
R/AT. FLAT NO.308, THIRD FLOOR,
SRI. KRISHNA SHRINE, AKASHVANI LAYOUT,
VIDYARANYAPURA, YELAHANKA,
BENGALURU - 560 097

14. G. K. MUKUNDA,
AGED ABOUT 61 YEARS,
S/O. KENCHARAYAPPA,
R/AT. FLAT NO.308, THIRD FLOOR,
SRI. KRISHNA SHRINE,

AKASHVANI LAYOUT,
VIDYARANYAPURA,
YELAHANKA,
BENGALURU - 560 097

15. KAMAL JYOTHI KATTA,
AGED ABOUT 43 YEARS,
D/O. RAMIAH KATTA,
R/AT. FLAT NO.201, 2ND FLOOR,
SRI KRISHNA SHRINE, AKASHVANI LAYOUT,
VIDYARANYAPURA, YELAHANKA,
BENGALURU - 560 097

16. CHANDRASHEKAR,
AGED ABOUT 65 YEARS,
S/O. SATYANARAYANA RAO,
R/AT. FLAT NO.G-08, GROUND FLOOR,
SRI KRISHNA SHRINE, AKASHVANI LAYOUT,
VIDYARANYAPURA, YELAHANKA,
BENGALURU - 560 097

17. HARI KRISHNA REDDY
AGED ABOUT 35 YEARS,
S/O. NAGARAJA,
R/AT. FLAT NO.301, THIRD FLOOR,
SRI. KRISHNA SHRINE, AKASHVANI LAYOUT,
VIDYARANYAPURA, YELAHANKA,
BENGALURU - 560 097

18. SNEHALATHA ANNAIAH,
AGED 37 YEARS,
W/O. BADRI SREENATH
R/AT. FLAT NO. 101, FIRST FLOOR,
SRI KRISHNA SHRINE, AKASHVANI LAYOUT,

VIDYARANYAPURA, YELAHANKA,
BENGALURU - 560 097

19. BADRI SREENATH
AGED ABOUT 38 YEARS
R/AT. FLAT NO. 101, FIRST FLOOR,
SRI KRISHNA SHRINE, AKASHVANI LAYOUT,
VIDYARANYAPURA, YELAHANKA,
BENGALURU - 560 097

20. SUDHA,
AGED ABOUT 55 YEARS,
W/O. ANNAIAH,
R/AT. FLAT NO.101, FIRST FLOOR,
SRI KRISHNA SHRINE, AKASHVANI LAYOUT,
VIDYARANYAPURA, YELAHANKA,
BENGALURU - 560 097

21. ANANTHARAJ
AGED ABOUT 44 YEARS,
S/O. SAMUDRAM,
R/AT. FLAT NO.G-01, GROUND FLOOR,
SRI KRISHNA SHRINE, AKASHVANI LAYOUT,
VIDYARANYAPURA, YELAHANKA,
BENGALURU - 560 097

22. GARIKIMUKKULA RAVIKUMAR,
AGED ABOUT 51 YEARS
S/O. RAJASHEKAR,
R/AT. FLAT NO.104, 1ST FLOOR,
SRI KRISHNA SHRINE, AKASHVANI LAYOUT,
VIDYARANYAPURA, YELAHANKA,
BENGALURU - 560 097

23. MARAM DAYAKAR REDDY,
AGED ABOUT 40 YEARS,
S/O. DASARATH REDDY,
R/AT. FLAT NO.204, SECOND FLOOR,
SRI. KRISHNA SHRINE, AKASHVANI LAYOUT,
VIDYARANYAPURA, YELAHANKA,
BENGALURU - 560 097

24. SALLARAM HIMABINDU,
AGED ABOUT 40 YEARS,
W/O. MARAM DAYAKAR REDDY,
R/AT. FLAT NO.204, SECOND FLOOR,
SRI. KRISHNA SHRINE, AKASHVANI LAYOUT,
VIDYARANYAPURA, YELAHANKA,
BENGALURU - 560 097

25. AJITH S VERNEKAR,
AGED ABOUT 44 YEARS,
S/O. SHIVANAND P VARNEKAR,
R/AT. FLAT NO.G-04, GROUND FLOOR,
SRI KRISHNA SHRINE, AKASHVANI LAYOUT,
VIDYARANYAPURA, YELAHANKA,
BENGALURU - 560 097

26. AVINASH
AGED ABOUT MAJOR
S/O. F GOVINDARAJU
R/AT. FLAT NO.204, 2ND FLOOR,
SRI KRISHNA SHRINE, AKASHVANI LAYOUT,
VIDYARANYAPURA, YELAHANKA,
BENGALURU - 560 097

27. SHANKAR K.,
AGED ABOUT 62 YEARS,

S/O. LATE KRISHANA,
R/AT. FLAT NO.102, 1ST FLOOR,
SRI KRISHNA SHRINE, AKASHVANI LAYOUT,
VIDYARANYAPURA, YELAHANKA,
BENGALURU - 560 097

28. VITTAL H.S.,
AGED ABOUT 41 YEARS,
S/O. SREENIVASA IYENJAR
R/AT. FLAT NO.103, 1ST FLOOR,
SRI KRISHNA SHRINE, AKASHVANI LAYOUT,
VIDYARANYAPURA, YELAHANKA,
BENGALURU - 560 097

29. SASMITA MOHAPATRA
AGED ABOUT 45 YEARS,
D/O. MANAMOHAN MOHAPATRA,
R/AT. FLAT NO.305, 3RD FLOOR,
SRI KRISHNA SHRINE, AKASHVANI LAYOUT,
VIDYARANYAPURA, YELAHANKA,
BENGALURU - 560 097

30. GURUPRASAD H,
AGED ABOUT 44 YEARS,
S/O. HANUMANTHA RAO,
R/AT. FLAT NO.203, 2ND FLOOR,
SRI KRISHNA SHRINE, AKASHVANI LAYOUT,
VIDYARANYAPURA, YELAHANKA,
BENGALURU - 560 097

31. HARISH MISHRA
AGED ABOUT 54 YEARS,
S/O RAGHUPATHY MISHRA,
R/AT FLAT NO 302, THIRD FLOOR,

SRI KRISHNA SHRINE, AKASHVANI LAYOUT,
VIDYARANYAPURA, YELAHANKA,
BENGALURU - 560 097

32. SINDHU A.B.
AGED ABOUT 47 YEARS,
W/O SANTOSH,
R/AT FLAT NO.206, 2ND FLOOR,
SRI KRISHNA SHRINE, AKASHVANI LAYOUT,
VIDYARANYAPURA, YELAHANKA,
BENGALURU - 560 097

33. SANTOSH G.K.
AGED ABOUT 47 YEARS,
S/O GOVINDAPPA,
R/AT FLAT NO.206, 2ND FLOOR,
SRI KRISHNA SHRINE, AKASHVANI LAYOUT,
VIDYARANAYAPURA, YELAHANKA,
BENGALURU - 560 097

34. B C RAJALAKSHMI
AGED ABOUT 57 YEARS,
W/O LATE CHANNA KRISHNA,
R/AT FLAT NO.306, 3ND FLOOR,
SRI KRISHNA SHRINE, AKASHVANI LAYOUT,
VIDYARANAYAPURA, YELAHANKA,
BENGALURU - 560 097

35. SREEJA PRASHANTH
AGED ABOUT 38 YEARS,
W/O PRASHANT VATTANAKALAM,
R/AT FLAT NO.G-02, GROUND FLOOR
SRI KRISHNA SHRINE, AKASHVANI LAYOUT,
VIDYARANAYAPURA, YELAHANKA, BENGALURU-560097

36. B L NARASIMHA
AGE MAJOR,
S/O NOT KNOWN TO PLAINTIFF,
R/AT FLAT NO. G-03, GROUND FLOOR
SRI KRISHNA SHRINE, AKASHVANI LAYOUT,
VIDYARANAYAPURA, YELAHANKA,
BENGALURU - 560 097

37. VEA SEETHARAM NAIK
AGE MAJOR,
D/O NOT KNOWN TO PLAINTIFF,
R/AT FLAT NO. G-06, GROUND FLOOR
SRI KRISHNA SHRINE, AKASHVANI LAYOUT,
VIDYARANAYAPURA, YELAHANKA,
BENGALURU - 560 097

38. SHILPA SEBASTIAN ROMELES
AGE MAJOR,
D/O NOT KNOWN TO PALINTIFF
R/AT FLAT NO. G-07, GROUND FLOOR
SRI KRISHNA SHRINE, AKASHVANI LAYOUT,
VIDYARANAYAPURA, YELAHANKA,
BENGALURU - 560 097

39. AJAY CHAVAN
AGE MAJOR,
S/O NOT KNOWN TO PALINTIFF
R/AT FLAT NO.105, 1ST FLOOR
SRI KRISHNA SHRINE, AKASHVANI LAYOUT,
VIDYARANAYAPURA, YELAHANKA,
BENGALURU - 560 097

40. AMIT BURMAN
AGE MAJOR,

S/O NOT KNOWN TO PLAINTIFF
R/AT FLAT NO. 207, 2ND FLOOR
SRI KRISHNA SHRINE, AKASHVANI LAYOUT,
VIDYARANAYAPURA, YELAHANKA,
BENGALURU - 560 097

41. NITTA RAJKIRAN
AGE MAJOR,
S/O NOT KNOWN TO PLAINTIFF
R/AT FLAT NO. 304, 3RD FLOOR
SRI KRISHNA SHRINE, AKASHVANI LAYOUT,
VIDYARANAYAPURA, YELAHANKA,
BENGALURU - 560 097

42. K ELIZABETH RANI
AGE MAJOR,
D/O NOT KNOWN TO PLAINTIFF
R/AT FLAT NO. 304, 3RD FLOOR
SRI KRISHNA SHRINE, AKASHVANI LAYOUT,
VIDYARANAYAPURA, YELAHANKA,
BENGALURU - 560 097

43. KAVARTHAPU MOHANA LAKSHMI
AGE MAJOR,
D/O NOT KNOWN TO PLAINTIFF
R/AT FLAT NO. 307, 3RD FLOOR
SRI KRISHNA SHRINE, AKASHVANI LAYOUT,
VIDYARANAYAPURA, YELAHANKA,
BENGALURU - 560 097

44. KANDULA DILIP CHANDRA
AGE MAJOR,
D/O NOT KNOWN TO PLAINTIFF
R/AT FLAT NO. 307, 3RD FLOOR

SRI KRISHNA SHRINE,
AKASHVANI LAYOUT,
VIDYARANAYAPURA,
YELAHANKA,
BENGALURU - 560 097

…RESPONDENTS

(BY MS. SHREYA MEHTA, ADVOCTE FOR
SRI. GIRIDHAR, ADVOCATE FOR C/R3

SRI. G.S. ARUNA, HCGP FOR R45

VIDE ORDER DATED 25.09.2026,

NOTICE TO R1, R2, R4 TO R44 IS DISPENSED WITH)

THIS WP IS FILED UNDER ARTICLES 226 AND 227 OF THE CONSTITUTION OF INDIA PRAYING TO1). TO ISSUE WRIT IN THE NATURE OF CERTIORARI OR ANY OTHER APPROPRIATE WRIT, ORDER OR DIRECTION AND THEREBY SET-ASIDE THE ORDER DATED 30-01-2026 ON I.A. NO.1/2026 IN O.S NO.2914/2017 ON THE FILE OF THE XLI ADDL. CITY CIVIL AND SESSIONS JUDGE,BENGALURU (CCH-42) AS PER ANNEXURE-A.

IN WP NO. 4310/2026

BETWEEN:

SRI. D. RAMESH,
AGED ABOUT 59 YEARS,
S/O. LATE D. SUBBARAMAIAH SETTY,
R/AT NO.481, 14TH CROSS, SHASTRI NAGAR,
BENGALURU - 560 028

...PETITIONER

(BY SRI. K. RAMABHAT, ADVOCATE)

AND:

1. SRI. SATISH NAIDU,
   AGED ABOUT 45 YEARS,
   S/O. LATE PRASAD RAO,
   R/AT. NO.9, AIYAPPA LAYOUT,
   KATTIGENAHALLI, BAGALUR MAIN ROAD,
   BENGALURU - 560 063

2. AKASHVANI VASATHI NIRMANA
   SAHAKARI NIYAMITHA
   A SOCIETY REGISTERED UNDER THE KARNATAKA
   STATE CO-OPERATIVE SOCIETIES REGISTRATION ACT,
   1959 UNDER REGISTRATION NO.BSB.4885/79 REP. BY
   ITS CHIEF ADMINISTRATIVE OFFICER HAVING ITS
   OFFICE AT AKASHVANI BUILDING RAJBHAVAN ROAD,
   BENGALURU - 560 001

3. SAGAR G. KYATANAVAR,
   AGED ABOUT 33 YEARS,
   S/O. GANGADHAR S. KYATANAVAR,
   R/AT. FLAT NO.G-05, GROUND FLOOR,
   SRI. KRISHNA SHRINE, AKASHVANI LAYOUT,
   VIDYARANYAPURA, YELAHANKA,BENGALURU-560097

4. BHABANI OJHA
   AGED ABOUT 45 YEARS
   W/O. SISIR KUMAR SUTAR
   R/AT. FLAT NO.208, 2ND FLOOR,
   SRI KRISHNA SHRINE, AKASHVANI LAYOUT,
   VIDYARANYAPURA, YELAHANKA,BENGALURU-560097

5. SISIR KUMAR SUTAR
   AGED ABOUT 49 YEARS
   S/O. SUDARSANA SUTAR

R/AT. FLAT NO.208, 2ND FLOOR,
SRI KRISHNA SHRINE, AKASHVANI LAYOUT,
VIDYARANYAPURA, YELAHANKA,
BENGALURU - 560 097

6. RANGANATH M N
AGED ABOUT 46 YEARS,
S/O. LATE NAGAPRASAD
R/AT. FLAT NO.108, 1ST FLOOR,
SRI KRISHNA SHRINE, AKASHVANI LAYOUT,
VIDYARANYAPURA, YELAHANKA,
BENGALURU - 560 097

7. VAISHALI ADOOR,
AGED ABOUT 37 YEARS,
W/O. SANATH KUMAR INNA,
R/AT. FLAT NO. 107, FIRST FLOOR,
SRI. KRISHNA SHRINE, AKASHVANI LAYOUT,
VIDYARANYAPURA, YELAHANKA,
BENGALURU - 560 097

8. SANATH KUMAR INNA,
AGED ABOUT 42 YEARS,
S/O. RAMANANDA RAO,
R/AT. FLAT NO. 107, FIRST FLOOR,
SRI. KRISHNA SHRINE, AKASHVANI LAYOUT,
VIDYARANYAPURA, YELAHANKA,
BENGALURU - 560 097

9. DEEPA KRISHNAPANAVAR,
AGED ABOUT 36 YEARS,
W/O. SHIVANANDA KUMAR,
R/AT. FLAT NO.106,
1ST FLOOR, SRI KRISHNA SHRINE,

AKASHVANI LAYOUT, VIDYARANYAPURA,
YELAHANKA, BENGALURU - 560 097

10. RAHUL RAJ,
AGED ABOUT 39 YEARS,
S/O. HULLIKERE MALLE GOWDA RAJU
R/AT. FLAT NO.205, 2ND FLOOR,
SRI KRISHNA SHRINE, AKASHVANI LAYOUT,
VIDYARANYAPURA, YELAHANKA,
BENGALURU - 560 097

11. RADHA,
AGED ABOUT 48 YEARS,
W/O. MUKUNDA,
R/AT. FLAT NO.308, THIRD FLOOR,
SRI. KRISHNA SHRINE, AKASHVANI LAYOUT,
VIDYARANYAPURA, YELAHANKA,
BENGALURU - 560 097

12. G. K. MUKUNDA,
AGED ABOUT 61 YEARS,
S/O. KENCHARAYAPPA,
R/AT. FLAT NO.308, THIRD FLOOR,
SRI. KRISHNA SHRINE, AKASHVANI LAYOUT,
VIDYARANYAPURA, YELAHANKA,
BENGALURU - 560 097

13. KAMAL JYOTHI KATTA,
AGED ABOUT 43 YEARS,
D/O. RAMIAH KATTA,
R/AT. FLAT NO.201, 2ND FLOOR,
SRI KRISHNA SHRINE, AKASHVANI LAYOUT,
VIDYARANYAPURA, YELAHANKA,
BENGALURU - 560 097

14. CHANDRASHEKAR,
AGED ABOUT 65 YEARS,
S/O. SATYANARAYANA RAO,
R/AT. FLAT NO.G-08, GROUND FLOOR,
SRI KRISHNA SHRINE, AKASHVANI LAYOUT,
VIDYARANYAPURA, YELAHANKA,
BENGALURU - 560 097

15. HARI KRISHNA REDDY
AGED ABOUT 35 YEARS,
S/O. NAGARAJA,
R/AT. FLAT NO.301, THIRD FLOOR,
SRI. KRISHNA SHRINE, AKASHVANI LAYOUT,
VIDYARANYAPURA, YELAHANKA,
BENGALURU - 560 097

16. SNEHALATHA ANNAIAH,
AGED 37 YEARS,
W/O. BADRI SREENATH
R/AT. FLAT NO. 101, FIRST FLOOR, SRI KRISHNA SHRINE, AKASHVANI LAYOUT, VIDYARANYAPURA, YELAHANKA, BENGALURU - 560 097

17. BADRI SREENATH
AGED ABOUT 38 YEARS
R/AT. FLAT NO. 101, FIRST FLOOR,
SRI KRISHNA SHRINE, AKASHVANI LAYOUT,
VIDYARANYAPURA, YELAHANKA,
BENGALURU - 560 097

18. SUDHA,
AGED ABOUT 55 YEARS,
W/O. ANNAIAH,
R/AT. FLAT NO.101, FIRST FLOOR,
SRI KRISHNA SHRINE, AKASHVANI LAYOUT,

VIDYARANYAPURA, YELAHANKA,
BENGALURU - 560 097

19. ANANTHARAJ
AGED ABOUT 44 YEARS,
S/O. SAMUDRAM,
R/AT. FLAT NO.G-01, GROUND FLOOR,
SRI KRISHNA SHRINE, AKASHVANI LAYOUT,
VIDYARANYAPURA, YELAHANKA,
BENGALURU - 560 097

20. GARIKIMUKKULA RAVIKUMAR,
AGED ABOUT 51 YEARS
S/O. RAJASHEKAR,
R/AT. FLAT NO.104, 1ST FLOOR,
SRI KRISHNA SHRINE, AKASHVANI LAYOUT,
VIDYARANYAPURA, YELAHANKA,
BENGALURU - 560 097

21. MARAM DAYAKAR REDDY,
AGED ABOUT 40 YEARS,
S/O. DASARATH REDDY,
R/AT. FLAT NO.204, SECOND FLOOR,
SRI. KRISHNA SHRINE, AKASHVANI LAYOUT,
VIDYARANYAPURA, YELAHANKA,
BENGALURU - 560 097

22. SALLARAM HIMABINDU,
AGED ABOUT 40 YEARS,
W/O. MARAM DAYAKAR REDDY,
R/AT. FLAT NO.204, SECOND FLOOR,
SRI. KRISHNA SHRINE, AKASHVANI LAYOUT,
VIDYARANYAPURA, YELAHANKA,
BENGALURU - 560 097

23. AJITH S VERNEKAR,
AGED ABOUT 44 YEARS,
S/O. SHIVANAND P VARNEKAR,
R/AT. FLAT NO.G-04, GROUND FLOOR,
SRI KRISHNA SHRINE, AKASHVANI LAYOUT,
VIDYARANYAPURA, YELAHANKA,
BENGALURU - 560 097

24. AVINASH
AGED ABOUT MAJOR
S/O. F GOVINDARAJU
R/AT. FLAT NO.204, 2ND FLOOR,
SRI KRISHNA SHRINE, AKASHVANI LAYOUT,
VIDYARANYAPURA, YELAHANKA,
BENGALURU - 560 097

25. SHANKAR K.,
AGED ABOUT 62 YEARS,
S/O. LATE KRISHANA,
R/AT. FLAT NO.102, 1ST FLOOR,
SRI KRISHNA SHRINE, AKASHVANI LAYOUT,
VIDYARANYAPURA, YELAHANKA,
BENGALURU - 560 097

26. VITTAL H.S.,
AGED ABOUT 41 YEARS,
S/O. SREENIVASA IYENJAR
R/AT. FLAT NO.103, 1ST FLOOR,
SRI KRISHNA SHRINE, AKASHVANI LAYOUT,
VIDYARANYAPURA, YELAHANKA,
BENGALURU - 560 097

27. SASMITA MOHAPATRA
AGED ABOUT 45 YEARS,
D/O. MANAMOHAN MOHAPATRA,

R/AT. FLAT NO.305, 3RD FLOOR,
SRI KRISHNA SHRINE, AKASHVANI LAYOUT,
VIDYARANYAPURA, YELAHANKA,
BENGALURU - 560 097

28. GURUPRASAD H,
AGED ABOUT 44 YEARS,
S/O. HANUMANTHA RAO,
R/AT. FLAT NO.203, 2ND FLOOR,
SRI KRISHNA SHRINE, AKASHVANI LAYOUT,
VIDYARANYAPURA, YELAHANKA,
BENGALURU - 560 097

29. HARISH MISHRA
AGED ABOUT 54 YEARS,
S/O RAGHUPATHY MISHRA,
R/AT FLAT NO 302, THIRD FLOOR,
SRI KRISHNA SHRINE, AKASHVANI LAYOUT,
VIDYARANYAPURA, YELAHANKA,
BENGALURU - 560 097

30. SINDHU A.B.
AGED ABOUT 47 YEARS,
W/O SANTOSH,
R/AT FLAT NO.206, 2ND FLOOR,
SRI KRISHNA SHRINE, AKASHVANI LAYOUT,
VIDYARANYAPURA, YELAHANKA,
BENGALURU - 560 097

31. SANTOSH G.K.
AGED ABOUT 47 YEARS,
S/O GOVINDAPPA,
R/AT FLAT NO.206, 2ND FLOOR,
SRI KRISHNA SHRINE, AKASHVANI LAYOUT,

VIDYARANAYAPURA, YELAHANKA,
BENGALURU - 560 097

32. B C RAJALAKSHMI
AGED ABOUT 57 YEARS,
W/O LATE CHANNA KRISHNA,
R/AT FLAT NO.306, 3ND FLOOR,
SRI KRISHNA SHRINE, AKASHVANI LAYOUT,
VIDYARANAYAPURA, YELAHANKA,
BENGALURU - 560 097

33. SREEJA PRASHANTH
AGED ABOUT 38 YEARS,
W/O PRASHANT VATTANAKALAM,
R/AT FLAT NO.G-02, GROUND FLOOR
SRI KRISHNA SHRINE, AKASHVANI LAYOUT,
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BENGALURU - 560 097

34. B L NARASIMHA
AGE MAJOR,
S/O NOT KNOWN TO PLAINTIFF,
R/AT FLAT NO. G-03, GROUND FLOOR
SRI KRISHNA SHRINE, AKASHVANI LAYOUT,
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BENGALURU - 560 097

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D/O NOT KNOWN TO PLAINTIFF,
R/AT FLAT NO. G-06, GROUND FLOOR
SRI KRISHNA SHRINE, AKASHVANI LAYOUT,
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BENGALURU - 560 097

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AGE MAJOR,
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SRI KRISHNA SHRINE, AKASHVANI LAYOUT,
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BENGALURU - 560 097

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S/O NOT KNOWN TO PALINTIFF
R/AT FLAT NO.105, 1ST FLOOR
SRI KRISHNA SHRINE, AKASHVANI LAYOUT,
VIDYARANAYAPURA, YELAHANKA,
BENGALURU - 560 097

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AGE MAJOR,
S/O NOT KNOWN TO PLAINTIFF
R/AT FLAT NO. 207, 2ND FLOOR
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VIDYARANAYAPURA, YELAHANKA,
BENGALURU - 560 097

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AGE MAJOR,
S/O NOT KNOWN TO PLAINTIFF
R/AT FLAT NO. 304, 3RD FLOOR
SRI KRISHNA SHRINE,
AKASHVANI LAYOUT,
VIDYARANAYAPURA,
YELAHANKA,
BENGALURU - 560 097

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AGE MAJOR,
D/O NOT KNOWN TO PLAINTIFF
R/AT FLAT NO. 304, 3RD FLOOR
SRI KRISHNA SHRINE, AKASHVANI LAYOUT,
VIDYARANAYAPURA, YELAHANKA, BENGALURU-560097

41. KAVARTHAPU MOHANA LAKSHMI
AGE MAJOR,
D/O NOT KNOWN TO PLAINTIFF
R/AT FLAT NO. 307, 3RD FLOOR
SRI KRISHNA SHRINE, AKASHVANI LAYOUT,
VIDYARANAYAPURA, YELAHANKA,
BENGALURU - 560 097

42. KANDULA DILIP CHANDRA
AGE MAJOR,
D/O NOT KNOWN TO PLAINTIFF
R/AT FLAT NO. 307, 3RD FLOOR
SRI KRISHNA SHRINE, AKASHVANI LAYOUT,
VIDYARANAYAPURA, YELAHANKA, BENGALURU-560097

43. ASSISTANT DIRECTOR OF LAND RECORDS
BENGALURU NORTH, BENGALURU

(AMENDED AS PER ORDER DATED 17.02.2026)

...RESPONDENTS

(BY MS. SHREYA MEHTA, ADVOCATE FOR

SRI. GIRIDHAR, ADVOCATE FOR C/R1

SRI. G.S. ARUNA, HCGP FOR R43

VIDE ORDER DATED 25.09.2026,

NOTICE TO R2 TO R42 IS DISPENSED WITH)

THIS WP IS FILED UNDER ARTICLES 226 AND 227 OF THE CONSTITUTION OF INDIA PRAYING TO-SET ASIDE THE ORDER DATED 30.01.2026 ON IA NO. 1/2026 IN OS NO. 3550/2020 ON THE FILE OF THE XLI ADDL. CITY CIVIL AND SESSIONS JUDGE BENGALURU (CCH-42) AS PER ANNX-A.

IN WP NO. 4315/2026

BETWEEN:

1. SRI S SREENIVAS REDDY,
   AGED ABOUT 51 YEARS
   S/O LATE VERMA REDDY
   R/AT No.11729, TROTTER POINTE CC
   CLARKS VILLE, MARYLAND
   UNITED STATES OF AMERICA 21029

   DULY REPRESENTED BY HIS GPA HOLDER
   SEETHI VIJAY KUMAR REDDY,
   AGED ABOUT 50 YEARS,
   S/O LATE VERMA REDDY,
   NOW R/AT DG-08, ALAYA APARTMENT
   HARLURU ROAD, HARLURU
   BENGALURU-560102.

...PETITIONER

(BY SRI. K. RAMA BHAT, ADVOCATE)

AND:

1. SMT SUDHA RAO
   AGED ABOUT 79 YEARS,
   W/O. LATE AP RAO,
   R/AT. NO.13, SANGEETHA APARTMENT,
   18TH CROSS, MALLESHWARAM,
   BENGALURU - 560 003

2. SRI. CHANDRASHEKHAR NAYAK,
AGED ABOUT 42 YEARS,
S/O. LATE R. SEVA NAYAK,
R/AT. NO.168, ITI LAYOUT,
MALLATHAHALLI, NAGARABHAVI,
BENGALURU - 560 072

3. SRI. SATISH NAIDU,
AGED ABOUT 45 YEARS,
S/O. LATE PRASAD RAO,
R/AT. NO.9, AIYAPPA LAYOUT,
KATTIGENAHALLI, BAGALUR MAIN ROAD,
BENGALURU - 560 063

4. AKASHVANI VASATHI NIRMANA
SAHAKARI NIYAMITHA
A SOCIETY REGISTERED UNDER THE KARNATAKA
STATE CO-OPERATIVE SOCIETIES REGISTRATION ACT,
1959 UNDER REGISTRATION NO.BSB.4885/79
REP. BY ITS CHIEF ADMINISTRATIVE OFFICER
HAVING ITS OFFICE AT AKASHVANI BUILDING
RAJBHAVAN ROAD, BENGALURU - 560 001

5. SAGAR G. KYATANAVAR,
AGED ABOUT 33 YEARS,
S/O. GANGADHAR S. KYATANAVAR,
R/AT. FLAT NO.G-05, GROUND FLOOR,
SRI. KRISHNA SHRINE, AKASHVANI LAYOUT,
VIDYARANYAPURA, YELAHANKA,
BENGALURU - 560 097

6. BHABANI OJHA
AGED ABOUT 45 YEARS
W/O. SISIR KUMAR SUTAR
R/AT. FLAT NO.208, 2ND FLOOR,

SRI KRISHNA SHRINE, AKASHVANI LAYOUT,
VIDYARANYAPURA, YELAHANKA,
BENGALURU - 560 097

7. SISIR KUMAR SUTAR
AGED ABOUT 49 YEARS
S/O. SUDARSANA SUTAR
R/AT. FLAT NO.208, 2ND FLOOR,
SRI KRISHNA SHRINE, AKASHVANI LAYOUT,
VIDYARANYAPURA, YELAHANKA,
BENGALURU - 560 097

8. RANGANATH M N
AGED ABOUT 46 YEARS,
S/O. LATE NAGAPRASAD
R/AT. FLAT NO.108, 1ST FLOOR,
SRI KRISHNA SHRINE, AKASHVANI LAYOUT,
VIDYARANYAPURA, YELAHANKA,
BENGALURU - 560 097

9. VAISHALI ADOOR,
AGED ABOUT 37 YEARS,
W/O. SANATH KUMAR INNA,
R/AT. FLAT NO. 107, FIRST FLOOR,
SRI. KRISHNA SHRINE, AKASHVANI LAYOUT,
VIDYARANYAPURA, YELAHANKA,
BENGALURU - 560 097

10. SANATH KUMAR INNA,
AGED ABOUT 42 YEARS,
S/O. RAMANANDA RAO,
R/AT. FLAT NO. 107, FIRST FLOOR,
SRI. KRISHNA SHRINE, AKASHVANI LAYOUT,
VIDYARANYAPURA, YELAHANKA,
BENGALURU - 560 097

11. DEEPA KRISHNAPANAVAR,
AGED ABOUT 36 YEARS,
W/O. SHIVANANDA KUMAR,
R/AT. FLAT NO.106, 1ST FLOOR,
SRI KRISHNA SHRINE,
AKASHVANI LAYOUT, VIDYARANYAPURA,
YELAHANKA, BENGALURU - 560 097

12. RAHUL RAJ,
AGED ABOUT 39 YEARS,
S/O. HULLIKERE MALLE GOWDA RAJU
R/AT. FLAT NO.205, 2ND FLOOR,
SRI KRISHNA SHRINE, AKASHVANI LAYOUT,
VIDYARANYAPURA, YELAHANKA,
BENGALURU - 560 097

13. RADHA,
AGED ABOUT 48 YEARS,
W/O. MUKUNDA,
R/AT. FLAT NO.308, THIRD FLOOR,
SRI. KRISHNA SHRINE, AKASHVANI LAYOUT,
VIDYARANYAPURA, YELAHANKA,
BENGALURU - 560 097

14. G. K. MUKUNDA,
AGED ABOUT 61 YEARS,
S/O. KENCHARAYAPPA,
R/AT. FLAT NO.308, THIRD FLOOR,
SRI. KRISHNA SHRINE,
AKASHVANI LAYOUT,
VIDYARANYAPURA,
YELAHANKA, BENGALURU - 560 097

15. KAMAL JYOTHI KATTA,
AGED ABOUT 43 YEARS,
D/O. RAMIAH KATTA,
R/AT. FLAT NO.201, 2ND FLOOR,
SRI KRISHNA SHRINE, AKASHVANI LAYOUT,
VIDYARANYAPURA, YELAHANKA,
BENGALURU - 560 097

16. CHANDRASHEKAR,
AGED ABOUT 65 YEARS,
S/O. SATYANARAYANA RAO,
R/AT. FLAT NO.G-08, GROUND FLOOR,
SRI KRISHNA SHRINE, AKASHVANI LAYOUT,
VIDYARANYAPURA, YELAHANKA,
BENGALURU - 560 097

17. HARI KRISHNA REDDY
AGED ABOUT 35 YEARS,
S/O. NAGARAJA,
R/AT. FLAT NO.301, THIRD FLOOR,
SRI. KRISHNA SHRINE, AKASHVANI LAYOUT,
VIDYARANYAPURA, YELAHANKA,
BENGALURU - 560 097

18. SNEHALATHA ANNAIAH,
AGED 37 YEARS,
W/O. BADRI SREENATH
R/AT. FLAT NO. 101, FIRST FLOOR,
SRI KRISHNA SHRINE, AKASHVANI LAYOUT,
VIDYARANYAPURA, YELAHANKA,
BENGALURU - 560 097

19. BADRI SREENATH
AGED ABOUT 38 YEARS
R/AT. FLAT NO. 101, FIRST FLOOR,

SRI KRISHNA SHRINE, AKASHVANI LAYOUT,
VIDYARANYAPURA, YELAHANKA,
BENGALURU - 560 097

20. SUDHA,
AGED ABOUT 55 YEARS,
W/O. ANNAIAH,
R/AT. FLAT NO.101, FIRST FLOOR,
SRI KRISHNA SHRINE, AKASHVANI LAYOUT,
VIDYARANYAPURA, YELAHANKA,
BENGALURU - 560 097

21. ANANTHARAJ
AGED ABOUT 44 YEARS,
S/O. SAMUDRAM,
R/AT. FLAT NO.G-01, GROUND FLOOR,
SRI KRISHNA SHRINE, AKASHVANI LAYOUT,
VIDYARANYAPURA, YELAHANKA,
BENGALURU - 560 097

22. GARIKIMUKKULA RAVIKUMAR,
AGED ABOUT 51 YEARS
S/O. RAJASHEKAR,
R/AT. FLAT NO.104, 1ST FLOOR,
SRI KRISHNA SHRINE, AKASHVANI LAYOUT,
VIDYARANYAPURA, YELAHANKA,
BENGALURU - 560 097

23. MARAM DAYAKAR REDDY,
AGED ABOUT 40 YEARS,
S/O. DASARATH REDDY,
R/AT. FLAT NO.204, SECOND FLOOR,
SRI. KRISHNA SHRINE, AKASHVANI LAYOUT,
VIDYARANYAPURA, YELAHANKA,
BENGALURU - 560 097

24. SALLARAM HIMABINDU,
AGED ABOUT 40 YEARS,
W/O. MARAM DAYAKAR REDDY,
R/AT. FLAT NO.204, SECOND FLOOR,
SRI. KRISHNA SHRINE, AKASHVANI LAYOUT,
VIDYARANYAPURA, YELAHANKA,
BENGALURU - 560 097

25. AJITH S VERNEKAR,
AGED ABOUT 44 YEARS,
S/O. SHIVANAND P VARNEKAR,
R/AT. FLAT NO.G-04, GROUND FLOOR,
SRI KRISHNA SHRINE, AKASHVANI LAYOUT,
VIDYARANYAPURA, YELAHANKA,
BENGALURU - 560 097

26. AVINASH
AGED ABOUT MAJOR
S/O. F GOVINDARAJU
R/AT. FLAT NO.204, 2ND FLOOR,
SRI KRISHNA SHRINE, AKASHVANI LAYOUT,
VIDYARANYAPURA, YELAHANKA,
BENGALURU - 560 097

27. SHANKAR K.,
AGED ABOUT 62 YEARS,
S/O. LATE KRISHANA,
R/AT. FLAT NO.102, 1ST FLOOR,
SRI KRISHNA SHRINE, AKASHVANI LAYOUT,
VIDYARANYAPURA, YELAHANKA,
BENGALURU - 560 097

28. VITTAL H.S.,
AGED ABOUT 41 YEARS,

S/O. SREENIVASA IYENJAR
R/AT. FLAT NO.103, 1ST FLOOR,
SRI KRISHNA SHRINE, AKASHVANI LAYOUT,
VIDYARANYAPURA, YELAHANKA,
BENGALURU - 560 097

29. SASMITA MOHAPATRA
AGED ABOUT 45 YEARS,
D/O. MANAMOHAN MOHAPATRA,
R/AT. FLAT NO.305, 3RD FLOOR,
SRI KRISHNA SHRINE, AKASHVANI LAYOUT,
VIDYARANYAPURA, YELAHANKA,
BENGALURU - 560 097

30. GURUPRASAD H,
AGED ABOUT 44 YEARS,
S/O. HANUMANTHA RAO,
R/AT. FLAT NO.203, 2ND FLOOR,
SRI KRISHNA SHRINE, AKASHVANI LAYOUT,
VIDYARANYAPURA, YELAHANKA,
BENGALURU - 560 097

31. HARISH MISHRA
AGED ABOUT 54 YEARS,
S/O RAGHUPATHY MISHRA,
R/AT FLAT NO 302, THIRD FLOOR,
SRI KRISHNA SHRINE, AKASHVANI LAYOUT,
VIDYARANYAPURA, YELAHANKA,
BENGALURU - 560 097

32. SINDHU A.B.
AGED ABOUT 47 YEARS,
W/O SANTOSH,
R/AT FLAT NO.206, 2ND FLOOR,
SRI KRISHNA SHRINE, AKASHVANI LAYOUT,

VIDYARANYAPURA, YELAHANKA,
BENGALURU - 560 097

33. SANTOSH G.K.
AGED ABOUT 47 YEARS,
S/O GOVINDAPPA,
R/AT FLAT NO.206, 2ND FLOOR,
SRI KRISHNA SHRINE, AKASHVANI LAYOUT,
VIDYARANAYAPURA, YELAHANKA,
BENGALURU - 560 097

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AGED ABOUT 57 YEARS,
W/O LATE CHANNA KRISHNA,
R/AT FLAT NO.306, 3ND FLOOR,
SRI KRISHNA SHRINE, AKASHVANI LAYOUT,
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BENGALURU - 560 097

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AGED ABOUT 38 YEARS,
W/O PRASHANT VATTANAKALAM,
R/AT FLAT NO.G-02, GROUND FLOOR
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BENGALURU-560097

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AGE MAJOR,
S/O NOT KNOWN TO PLAINTIFF,
R/AT FLAT NO. G-03, GROUND FLOOR
SRI KRISHNA SHRINE, AKASHVANI LAYOUT,
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BENGALURU - 560 097

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AGE MAJOR, D/O NOT KNOWN TO PLAINTIFF,
R/AT FLAT NO. G-06, GROUND FLOOR
SRI KRISHNA SHRINE, AKASHVANI LAYOUT,
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BENGALURU - 560 097

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AGE MAJOR,
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BENGALURU - 560 097

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AGE MAJOR,
S/O NOT KNOWN TO PALINTIFF
R/AT FLAT NO.105, 1ST FLOOR
SRI KRISHNA SHRINE, AKASHVANI LAYOUT,
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BENGALURU - 560 097

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AGE MAJOR,
S/O NOT KNOWN TO PLAINTIFF
R/AT FLAT NO. 207, 2ND FLOOR
SRI KRISHNA SHRINE, AKASHVANI LAYOUT,
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BENGALURU - 560 097

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AGE MAJOR, S/O NOT KNOWN TO PLAINTIFF
R/AT FLAT NO. 304, 3RD FLOOR
SRI KRISHNA SHRINE, AKASHVANI LAYOUT,

VIDYARANAYAPURA, YELAHANKA,
BENGALURU - 560 097

42. K ELIZABETH RANI
AGE MAJOR,
D/O NOT KNOWN TO PLAINTIFF
R/AT FLAT NO. 304, 3RD FLOOR
SRI KRISHNA SHRINE, AKASHVANI LAYOUT,
VIDYARANAYAPURA, YELAHANKA,
BENGALURU - 560 097

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AGE MAJOR,
D/O NOT KNOWN TO PLAINTIFF
R/AT FLAT NO. 307, 3RD FLOOR
SRI KRISHNA SHRINE, AKASHVANI LAYOUT,
VIDYARANAYAPURA, YELAHANKA,
BENGALURU - 560 097

44. KANDULA DILIP CHANDRA
AGE MAJOR,
D/O NOT KNOWN TO PLAINTIFF
R/AT FLAT NO. 307, 3RD FLOOR
SRI KRISHNA SHRINE,
AKASHVANI LAYOUT,
VIDYARANAYAPURA,
YELAHANKA, BENGALURU - 560 097

45. ASSISTANT DIRECTOR OF LAND RECORDS
BENGALURU NORTH, BENGALURU

(AMENDED AS PER ORDER DATED 17.02.2026)

...RESPONDENTS

(BY MS. SHREYA MEHTA, ADVOCATE FOR
SRI. GIRIDHAR, ADVOCATE FOR C/R3
SRI. G.S. ARUNA, HCGP FOR R45
VIDE ORDER DATED 25.09.2026,
NOTICE TO R1, R2, R4 TO R44 IS DISPENSED WITH)

THIS WP IS FILED UNDER ARTICLES 226 AND 227 OF THE CONSTITUTION OF INDIA PRAYING TO-SET ASIDE THE ORDER DATED 30.01.2026 ON IA NO. 1/2026 IN OS NO. 2918/2017 ON THE FILE OF THE XLI ADDL. CITY CIVIL AND SESSIONS JUDGE, BENGALURU (CCH-42) AS PER ANNX-A.

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

CORAM: HON'BLE MR. JUSTICE K. V. ARAVIND

ORAL ORDER

The limited grievance in these writ petitions pertains to the rejection of the applications filed under Order XXVI Rule 9 of the Code of Civil Procedure, 1908, seeking the appointment of an Advocate as Court Commissioner to conduct a local investigation.

2. By order dated 17.02.2026, this Court appointed the ADLR and a private surveyor as Court Commissioners to carry out the inspection in accordance with the memo of

instructions submitted by both parties. In compliance with the said direction, the learned Additional Government Advocate has placed the report of the Court Commissioners on record along with a memo dated 06.10.2026.

3. In view of the submission of the Court Commissioners' report, the grievance raised in the present writ petitions does not survive for consideration. However, the learned counsel appearing for the respondents submits that the report suffers from certain infirmities and that the respondents intend to file objections thereto.

4. Either party is at liberty to raise objections to the Court Commissioners' report before the Trial Court, in accordance with law. Since the report is necessary for the adjudication of the pending suit, the Registry is directed to forward the report to the Trial Court, retaining a copy thereof for its records.

5. In view of the order dated 17.02.2026 passed by this Court and the subsequent submission of the Court Commissioners' report, the impugned order is liable to be set aside, and the application filed under Order XXVI Rule 9 of the

CPC requires to be considered in terms of the directions already issued by this Court.

6. Accordingly, the following order is passed:

ORDER

(i) The writ petitions are ***disposed of***.

(ii) The impugned order rejecting I.A. No. 1/2026 in O.S. No. 2914/2017, passed by the XLI Additional City Civil and Sessions Judge, Bengaluru, is hereby set aside. I.A. No. 1/2026 stands allowed.

(iii) The Registry is directed to forward the Court Commissioners' report to the Trial Court, retaining a copy thereof for its records.

(iv) The parties are at liberty to file their objections to the Court Commissioners' report before the Trial Court, in accordance with law.

(v) All contentions of the parties are kept open.

Sd/-
(K. V. ARAVIND)
JUDGE

VN
List No.: 1 Sl No.: 3