HC-KAR

NC: 2026:KHC:59881-DB
CCC No. 496 of 2025

CNR: KAHC010290722025

IN THE HIGH COURT OF KARNATAKA AT BENGALURU

DATED THIS THE 28TH DAY OF OCTOBER, 2026

PRESENT

THE HON'BLE MR. JUSTICE JAYANT BANERJI

AND

THE HON'BLE MRS. JUSTICE N.V.BHAVANI

CIVIL CONTEMPT PETITION NO. 496 OF 2025

BETWEEN:

1. SMT. RESHMI DEVI
W/O LATE SAJJANRAJ,
AGED ABOUT 64 YEARS,
R/AT: BASAVANAPURA VILLAGE,
BEGUR HOBLI,
BANGALORE SOUTH TALUK.

2. M/S VEDANT SURAKSHA PROPERTIES,
BEING A REGISTERED PARTNERSHIP FIRM,
HAVING ITS REGISTERED OFFICE AT
NO.36/52, 4TH FLOOR, 12TH MAIN,
27 T CROSS, JAYANAGAR 4TH BLOCK EAST,
OPPOSITE UNION BANK,
BANGALORE-560 011,
REP. BY ITS MANAGING PARTNER,
MR. TEJAS H.V,
S/O H.K.VENKATASWAMY,
AGED ABOUT 41 YEARS.

...COMPLAINANTS

(BY SMT.NAYANA TARA B.G., ADVOCATE)

Digitally signed by YASHODA K L
Location: HIGH COURT OF KARNATAKA

AND:

1. SRI UMA SHANKAR, IAS
ADDL. CHIEF SECRETARY
TO GOVERNMENT,
DEPARTMENT OF HOUSING AND
URBAN DEVELOPMENT,

CNR: KAHC010290722025

ROOM 436, VIKASA SOUDHA,
BANGALORE-560 001.

2. SRI N.JAYARAM, IAS,
COMMISSIONER.
BANGALORE DEVELOPMENT AUTHORITY,
T.CHOWDAIAH ROAD,
KUMARA PARK WEST,
BANGALORE-560 020.

…ACCUSED

3. STATE OF KARNATAKA
REP. BY ITS SECRETARY,
DEPARTMENT OF HOUSING AND
URBAN DEVELOPMENT,
VIDHANA SOUDHA,
BANGALORE-560 001.

…PROFORMA RESPONDENT

(BY SMT.SUKANYA BALIGA, GOVT. ADVOCATE
FOR A1 AND PROFORMA R3;
SRI.MURUGESH V CHARATI, ADVOCATE FOR A2)

THIS CIVIL CONTEMPT PETITION IS FILED UNDER SECTIONS 11 AND 12 OF THE CONTEMPT OF COURTS ACT, 1971, BY THE COMPLAINANT, WHEREIN PRAYS THAT THIS HON'BLE COURT MAY BE PLEASED TO INITIATE CONTEMPT PROCEEDINGS AGAINST THE ACCUSED FOR HAVING WILLFULLY AND DELIBERATELY DISOBEYED ORDER DATED 18.11.2023 IN W.P.NO.21385/2021(LB-BMP) AT ANNEXURE-A.

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

CORAM: HON'BLE MR. JUSTICE JAYANT BANERJI
AND
HON'BLE MRS. JUSTICE N.V.BHAVANI

CNR: KAHC010290722025

ORAL ORDER

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

A memo for withdrawal has been filed today in Court by the advocate for the petitioners stating therein that the acquisition proceedings of the land of the petitioners is at an advanced stage and the petitioners have opted for compensation by way of Transferable Development Rights. Issuance of TDR Certificate is the only pending step. Therefore, it is stated that the contempt proceedings may be permitted to be withdrawn with liberty to approach this Court, in the event the TDR is not granted.

2. The learned counsel for the Bangalore Development Authority[1] states that the complainants are the original tenure holders. It is stated that the issuance of TDR as on date is not within the authority of the BDA.

3. An additional affidavit of Sri. K. Kunal, the Special Land Acquisition Officer-08, Peripheral Ring Road in the Bangalore Development Authority has been filed today in Court,

[1] BDA

which is taken on record. Annexture-R1 to this affidavit is dated 23.10.2026 written by one Sri. Rakesh Bagrecha, who is apparently the legal representative of the Complainant No.1. Annexure-R1 reads as follows:-

"REF: HIGH COURT OF KARNATAKA NO.CCC.496/2025

From,
Sri Rakesh Bagrecha,
Aged about 52 years,
Residing at No.182 classic orchards,
behind Meenakshi temple,
Bannerghatta Road,
Bangalore-560076.

Date: 23/10/2026

To,
The Special Land Acquisition Officer,
Bengaluru Business Corridor (P.R.R-2),
BDA, Kumara Park West, Bengaluru.

SUB: INTIMATION REGARDING WITHDRAWAL OF CONTEMPT PROCEEDINGS AND EXPLICIT REQUEST THAT NO AWARD BE GRANTED OR PASSED UNTIL THE NEW DRC/TDR SCHEME IS OFFICIALLY ANNOUNCED.

Respected Sir,

I draw your kind attention to the ongoing acquisition proceedings regarding my land for the PRR 2/ BBC 2 project, as well as my previous correspondence regarding compensation through DRC/TDR.

I would like to state clearly and unequivocally that I do not accept monetary cash compensation. I am well aware that the Modified Compensation Scheme, which incorporates the revised DRC/TDR guidelines from the Government, has not yet been finalized or formally announced by the BDA for PRR 2/BBC 2.

Because I am only willing to part with my land under the upcoming revised scheme, I have made a definitive decision to wait until it is officially declared. Consequently, I have formally instructed my legal counsel to withdraw the contempt case (NO.CCC.496/2025) currently pending before the High Court of Karnataka.

Accordingly, please take formal record that no award is to be granted or passed under any circumstances in respect of my subject land until the new DRC/TDR scheme is officially announced and notified by the Government. I am fully prepared to wait for the final layout of these regulations before any final resolution is made.

We are also willing to explore any other option of compensation scheme provided by the Government.

Kindly acknowledge receipt of this letter and update me as soon as the official announcement regarding the scheme is made.

Thanking you,
Your faithfully,
(Sd/-)
(RAKESH BAGRECHA)"

4. In view of the submissions advanced and the memo and affidavit filed today, we consign this petition.

5. It is open to the parties to seek their remedy before the competent Court/Authority in accordance with law, if so advised.

Sd/-
(JAYANT BANERJI)
JUDGE

Sd/-
(N.V.BHAVANI)
JUDGE

KGR
List No.: 1 Sl No.: 28