HC-KAR
CNR: KAHC010488742026

NC: 2026:KHC:61092
WP No. 22205 of 2026

IN THE HIGH COURT OF KARNATAKA AT BENGALURU

DATED THIS THE 3RD DAY OF NOVEMBER, 2026

BEFORE

THE HON'BLE MR. JUSTICE C.M. POONACHA

WRIT PETITION NO. 22205 OF 2026 (GM-RES)

BETWEEN:

1. M/S. KARAVALI HOTELS PVT. LTD.,
   ADI UDUPI-570103
   NATIONAL HIGHWAY 66,
   REPRESENTED BY ITS DIRECTOR
   RAJENDRA S. SHETTY

…PETITIONER

(BY SRI. K.S. VENKATARAMANA.,ADVOCATE)

AND:

1. HOUSING AND URBAN DEVELOPMENT
   CORPORATION LIMITED
   CORPORATION LIMITED, REGIONAL
   OFFICE AT 7TH FLOOR NORTH BLOCK,
   MANIPAL CENTRE, BANGALORE-560042
   REPRESENTED BY ITS REGIONAL CHIEF

…RESPONDENT

(BY SRI. SHETTY VIGNESH SHIVARAM.,ADVOCATE)

THIS WP IS FILED UNDER ARTICLES 226 & 227 OF THE CONSTITUTION OF INDIA PRAYING TO ISSUE A WRIT OF MANDAMUS DIRECTING THE RESPONDENT TO HONOUR AND CONCLUDE THE ONE TIME SETTLEMENT ON THE NEGOTIATED AMOUNT OF RS.21.00 CRORES AS PER ANNEXURE-J OF THEIR LETTER DATED 19.9.2025 BEARING NO.HUDCOBRO/18432/KHPL/2025 IN ACCORDANCE WITH LAW

INSTEAD OF ORALLY DEMANDING ON 23.06.2026 TO AN EXTENT OF RS.27.00 CRORES INSTEAD OF THE MUTUALLY NEGOTIATED AND ACCEPTED AMOUNT OF 21.00 CRORES.

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

CORAM: HON'BLE MR. JUSTICE C.M. POONACHA

ORAL ORDER

The present petition is filed seeking for the following reliefs:

> *"a) Issue a writ of Mandamus directing the Respondent to honour and conclude the One Time Settlement on the negotiated amount of Rs.21.00 Crores ANNEXURE-J of their letter dated 19.9.2025 bearing No. NO.HUDCOBRO/18432/KHPL/2025 in accordance with law instead of orally demanding on 23.06.2026 to an extent of Rs.27.00 Crores instead of the mutually negotiated and accepted amount of Rs.21.00 Crores.*
>
> *b) Pass such other direction or order or writ as may deem fit to this Hon'ble Court may kindly be issued."*

2. The petitioner is seeking for reliefs pursuant to one time settlement dated 19.09.2025 (Annexure - J to the writ petition). It is forthcoming that the respondent pursuant to the proposal given by the petitioner for closure of the loan account has offered One Time Settlement (OTS) of Rs.21,00,00,000/-

Digitally Signed by CHEPPUDIRA MONNAPPA POONACHA

and the petitioner was required to remit a sum of Rs.1,05,00,000/-. Admittedly, the OTS dated 19.09.2025 has not fructified between the parties.

3. In view of the aforementioned, no relief can be granted to the petitioner in the present writ petition. Accordingly, the present petition stands dismissed.

4. This order will not preclude the petitioner from submitting another proposal for OTS. If such a proposal is given, it shall be open to the respondent to consider the same in accordance with law.

5. Pending IAs., if any, stand disposed of.

Digitally Signed by CHEPPUDIRA MONNAPPA POONACHA

(C.M. POONACHA)
JUDGE

Vmb
List No.: 2 Sl No.: 50