HC-KAR

NC: 2026:KHC:60458
WP No. 28735 of 2024

CNR: KAHC010595682024

IN THE HIGH COURT OF KARNATAKA AT BENGALURU

DATED THIS THE 30TH DAY OF OCTOBER, 2026

BEFORE

THE HON'BLE MR. JUSTICE T.P.VIVEKANANDA

WRIT PETITION NO. 28735 OF 2024 (GM-RES)

BETWEEN:

SMT. T.R. SAROJA,
W/O SRI. S.M. KRISHNAPPA,
AGED ABOUT 66 YEARS,
R/AT NO.2175, 17TH A MAIN ROAD,
5TH CROSS, HAL 2ND STAGE,
BENGALURU - 560 008.

...PETITIONER

(BY SRI. K.N.NITISH, ADVOCATE FOR
SRI.K.V.NARASIMHAN, ADVOCATE)

AND:

AUTHUM INVESTMENT AND
INFRASTRUCTURE LTD.,
REP. BY ITS AUTHORIZED OFFICER/
CHIEF MANAGER,
REGISTERED OFFICE AT NO.707,
RAHEJA CENTRE,
FREE PRESS JOURNAL ROAD,
NARIMAN POINT,
MUMBAI - 400 021.
EMAIL: RCFL.SECRETARIAL@AUTHUM.COM

BRANCH OFFICE AT NO.39,
39TH CROSS ROAD,
TILAK NAGAR,

Digitally signed by
PREMCHANDRA M R
Location: HIGH
COURT OF
KARNATAKA

BANNERGHATTA ROAD,
BENGALURU - 560 029.

…RESPONDENT

(BY SRI. MAHESH M., ADVOCATE)

THIS W.P. IS FILED UNDER ARTICLE 226 OF THE CONSTITUTION OF INDIA PRAYING TO SET ASIDE THE LETTER DATED IN 26.09.2024 ISSUED BY THE RESPONDENT BANK AS PER ANNX-A IN RESPECT OF THE E-AUCTION SALE CONDUCTED ON 21.08.2024 IN THE INTEREST OF JUSTICE AND EQUITY AND ETC.,

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

CORAM: HON'BLE MR. JUSTICE T.P.VIVEKANANDA

ORAL ORDER

The petitioner has participated in the e-auction conducted by the respondent for sale of the property bearing Khatha No.92/180, Villa No.180/28 D, situated at Vaishnavi Anantya S, Madehalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Rural District at Annexure-A.

2. The petitioner has emerged as a successful bidder having offered to purchase the property for a sum of Rs.2,01,00,000/-. Though certain payments have been made, there has been a breach of the conditions of the

auction sale by not depositing the entire auction bid amount within the stipulated time, which resulted in the respondent issuing Annexure-A, calling upon the petitioner to pay a sum of Rs.1,00,00,000/- on or before 10.10.2024, failing which, the amount paid by the petitioner would be forfeited and the auction sale would be cancelled. The said communication is under challenge in the present writ petition.

3. This Court, by interim order dated 24.10.2024, has prevented the respondent from taking further action pursuant to Annexure-A. During the pendency of the present writ petition, the petitioner and the respondents have negotiated for an amicable settlement of the dispute, whereby the petitioner has agreed to pay a sum of Rs.1,39,00,000/- as against the demanded amount of Rs.1,00,00,000/- in terms of Annexure-A.

4. Pursuant to the said negotiation, today, the learned counsel for the petitioner has handed over the

demand draft of value of sum of Rs.1,39,00,000/- bearing No.536553, drawn in favour of the respondent on the State Bank of India, Whitefield Branch, Bangalore, dated 23.10.2026, to the learned counsel for the respondent, which has been duly acknowledged by the counsel representing the respondent.

5. In the light of the payment of Rs.1,39,00,000/- as agreed to be made by the petitioner, the impugned Annexure-A has no significance. Accordingly, Annexure-A is quashed and the respondent is directed to complete the entire sale proceedings including the execution of the sale certificate and delivery of possession within four weeks from today, subject to the realization of the demand draft.

Accordingly, the writ petition is ***disposed of***.

Sd/-
(T.P.VIVEKANANDA)
JUDGE

PSJ
List No.: 1 Sl No.: 29