HC-KAR
CNR: KAHC010729362026

NC: 2026:KHC:64836
WP No. 33452 of 2026

IN THE HIGH COURT OF KARNATAKA AT BENGALURU

DATED THIS THE 21ST DAY OF NOVEMBER, 2026

BEFORE

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

WRIT PETITION NO. 33452 OF 2026 (GM-DRT)

BETWEEN:

SRI. RAMAKRISHNA BHUVANESH,
S/O SRI. RAMAKRISHNA,
AGED ABOUT 57 YEARS,
RESIDING AT NO.45,
RATHNA NIVAS, CHURCH ROAD,
JAYAMAHAL EXTENSION,
MARAPPA GARDEN,
NEAR AIRTEL OFFICE,
BENGALURU-560 046.

...PETITIONER

(BY SRI. ANKITH C., ADVOCATE FOR
SRI. K.B. NAVEEN KUMAR.,ADVOCATES)

AND:

1. M/S. AUTHUM INVESTMENT
AND INFRASTRUCTURE LTD,
OFFICE AT NO.39, FFK TOWER,
2ND FLOOR, 30TH CROSS ROAD,
TILAK NAGAR, BANNERGHATTA ROAD,
BENGALURU-560 041.

REPRESENTED BY ITS AUTHORIZED OFFICER.
ALSO AT BRANCH OFFICE AT NO.37,
3RD FLOOR, BHARMANANDA COURT,
LALBAGH ROAD, BENGALURU-560027
ALSO AT NO.707,

RAHEJA CENTRE,
FREE PRESS JOURNAL ROAD,
NARIMAN POINT, MUMBAI-400 021.

2. MR. K. HARI PRASAD SHETTY,
S/O MR. MAHABALA SHETTY,
RESIDING AT NO.26, M.L.A. LAYOUT,
BOOPASANDRA, SANJAY NAGAR,
RMV EXTENSION 2ND STAGE,
BENGALURU-560 094.

3. MISS. SONA SHETTY,
C/O MRS. POORNIMA N SHETTY,
RESIDING AT NO.2-125,
OLAGUDDE, 33 SHIROOR,
MUDDUMANE, UDUPI-576 223.

…RESPONDENTS

THIS W.P. IS FILED UNDER ARTICLES 226 AND 227 OF THE CONSTITUTION OF INDIA PRAYING TO QUASHING THE SALE CERTIFICATE DATED 09.09.2026 ISSUED BY R1 IN FAVOUR OF R2 AND 3 IN ANNX-A AND DECLARE THAT THE AUCTION HELD ON 04.09.2026 WAS NOT VALIDLY CONFIRMED IN ACCORDANCE WITH LAW AND THAT THE SALE CERTIFICATE DATED 09.09.2026 IS VOID.

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

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

ORAL ORDER

The present writ petition is filed seeking for the following:

> *" a. Issue a writ of certiorari or any other appropriate writ, order or direction quashing the sale certificate dated 09.09.2026 issued by Respondent No.1 in favour of Respondents 2 and 3 in ANNEXURE-A. and*

Digitally signed by Justice
CHEPPUDIRA MONNAPPA POONACHA
26/11/2026 11:25

Declare that the auction held on 04.09.2026 was not validly confirmed in accordance with law and that the sale certificate dated 09.09.2026 is void;

b. Grant such other reliefs as this Hon'ble Court deems fit in the facts and circumstances of the case, in the interest of justice and equity."

2. The petitioner seeks to assail the sale certificate dated 09.09.2026 (Annexure-A to the writ petition), whereunder the respondent No.1 has sold the property in question to the respondent Nos.2 and 3.

3. It is the contention on behalf of the petitioner that the price realized in the said sale is grossly inadequate, when compared to the market value of the property in question.

4. It is forthcoming that the said sale has been undertaken by the respondent No.1, after measures in that regard were initiated in accordance with the provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002[1].

5. In view of the same, alternate remedies are available to the petitioner to assail any of the actions initiated in the

[1] Hereinafter referred to as ''Act'

Digitally signed by Justice
CHEPPUDIRA MONNAPPA POONACHA
26/11/2026 11:25

provisions of the said Act. Accordingly, the present writ petition stands ***dismissed***.

6. This order will not preclude the petitioner from availing remedies in accordance with law.

Digitally signed by Justice CHEPPUDIRA MONNAPPA POONACHA
26/11/2026 11:25

(C.M. POONACHA)
JUDGE

RL
List No.: 1 Sl No.: 15