HC-KAR
CNR: KAHC010753062026

NC: 2026:KHC:61886
WP No. 34352 of 2026

IN THE HIGH COURT OF KARNATAKA AT BENGALURU

DATED THIS THE 6TH DAY OF NOVEMBER, 2026

BEFORE

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

WRIT PETITION NO. 34352 OF 2026 (GM-RES)

BETWEEN:

1. MR ARAVIND PARASURAM
SON OF GR PARASURAM,
AGED ABOUT 39 YEARS,
RESIDING AT: VILLA NO.6,
CASAGRAND FLORELLA PHASE 1
THYAVAKANAHALLI VILLAGE, SARJAPUR,
BENGALURU - 562 125.

2. MS. SHRUTHI KRISHNAMOORTHY,
DAUGHTER OF B. KRISHNAMOORTHY,
AGED ABOUT 32 YEARS,
RESIDING AT VILLA NO.6,
CASAGRAND FLORELLA PHASE 1,
THYAVAKANAHALLI VILLAGE, SARJAPUR,
BENGALURU - 562 125.

...PETITIONERS

(BY SRI. SANDEEP K S., ADVOCATE FOR
SRI. ANKUR TRIPATHI.,ADVOCATE)

AND:

1. STATE OF KARNATAKA
DEPARTMENT OF REVENUE,
M.S. BUILDING, BENGALURU 560 001.
REPRESENTED BY ITS PRINCIPAL SECRETARY .

2. DEPUTY COMMISSIONER
BANGALORE CITY DISTRICT,
KANDAYA BHAVANA, K. G. ROAD,
BENGALURU 560 009.

3. KARNATAKA REAL ESTATE
REGULATORY AUTHORITY
2ND FLOOR, SILVER JUBILEE,
BLOCK UNIT BUILDING, CSI COMPOUND,
BENGALURU - 560 027.
REPRESENTED BY ITS SECRETARY

4. M/S CASA GRANDE GARDEN CITY
BUILDERS PRIVATE LIMITED
THROUGH ITS DIRECTORS/AUTHORISED
REPRESENTATIVES REGISTERED OFFICE AT
SALMA BIZHOUSE, NO.34/1,
3RD FLOOR, T-1 AND T-2,
MEANEE AVENUE ROAD, ULSOOR ROAD,
BENGALURU 560 042

5. ANSZARY SYED
SALMA BIZHOUSE, NO.34/1,
3RD FLOOR, T-1 AND T-2,
MEANEE AVENUE ROAD, ULSOOR ROAD,
BENGALURU - 560 042 AND
AT NEW NO.111, OLD NO.59,
NPL DEVI BUILDING, 4TH FLOOR,
NEAR S2 THYAGARAJA THEATRE,
LB ROAD, THIRUVANMIYUR,
TAMIL NADU 600 041

…RESPONDENTS

(BY SRI. RAHUL CARIAPPA K S, AGA FOR R1 & R2)

THIS WP IS FILED UNDER ARTICLES 226 & 227 OF THE CONSTITUTION OF INDIA PRAYING TO DIRECTING RESPONDENT NO. 2 TO IMPLEMENT THE ORDER DATED 11.06.2026 RERA/REVENUE/1086/2026-27/3880 DATED CERTIFICATE 11.06.2026 AND IN NO. RECOVERY NO.

RERA/REVENUE/1086/2026-27 PASSED BY THE RESPONDENT NO.3 IN FAVOUR OF THE PETITIONERS VIDE ANNEXURE A AND B RESPECTIVELY.

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

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

ORAL ORDER

1. The present writ petition is filed seeking for the following reliefs:

> *"1. Issue a Writ of Mandamus, directing Respondent No. 2 to implement the order dated 11.06.2026 in No.RERA/Revenue/1086/2026-27/3880 and Recovery Certificate dated 11.06.2026 in No. RERA/Revenue/1086/2026-27 passed by the Respondent No.3 in favour of the Petitioners vide ANNEXURE- A & B respectively.*
>
> *2. Issue any other Writ or Order or direction that deems fit to grant in circumstances of the case in the interest of Justice and Equity."*

2. It is the contention of the petitioners that pursuant to the judgment dated 13.01.2026 passed by respondent No.3 in complaint No.01086/2024 in respect of petitioners (Annexure - C to the writ petition), the concerned revenue authorities have not initiated any action for recovery of the amounts ordered therein.

Digitally Signed by CHEPPUDIRA MONNAPPA POONACHA

3. In view of the aforementioned factual matrix respondent No.2 - Deputy Commissioner shall take note of the orders passed by respondent No.3 - Karnataka Real Estate Regulatory Authority and initiate such proceedings in accordance with law as expeditiously as possible in any event not later than eight weeks from the date of receipt of a copy of this order.

4. Accordingly, writ petition stands disposed of.

Digitally Signed by CHEPPUDIRA MONNAPPA POONACHA

(C.M. POONACHA)
JUDGE

BS
List No.: 1 Sl No.: 24