HC-KAR
CNR: KAHC010753152026

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. 34054 OF 2026 (GM-RES)

BETWEEN:

1. MR RANGARAJANA BAKTHAVACHALU
SON OF K. V. BAKTHAVACHALU,
AGED ABOUT 56 YEARS,
RESIDING AT GOPALAN LAKEFRONT,
A BLOCK 1107,11TH FLOOR,
VEERASANDRA MAIN ROAD,
ETC PHASE-1, BENGALURU - 560 100.

2. MS. GAYATHRI RANGARAJAN
WIFE OF RANGARAJAN B.,
AGED ABOUT 52 YEARS
RESIDING AT GOPALAN LAKEFRONT,
A BLOCK 1107, 11TH FLOOR,
VEERASANDRA MAIN ROAD,
ETC PHASE-1, BENGALURU 560 100.

...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 560009

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
560 042 SALMA BIZHOUSE,
NO.34/1, 3RD FLOOR, T-1 AND
T-2, MEANEE AVENUE ROAD,
ULSOOR ROAD, BENGALURU 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 SMT. RAHUL CARIAPPA K S, AGA FOR R1 & R2)

THIS W.P. IS FILED UNDER ARTICLES 226 & 227 OF THE CONSTITUTION OF INDIA PRAYING TO DIRECT R-2 TO IMPLEMENT THE ORDER DTD. 08.06.2026 IN NO. RERA/REVENUE/248/2026-27/3867 AND RECOVERY CERTIFICATE DTD. 08.06.2026 IN NO. RERA/REVENUE/248/2026-27 PASSED BY THE R-3 IN FAVOUR OF THE PETITIONERS VIDE ANNX-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

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 08.06.2026 in No.RERA/Revenue/248/2026-27/3867 and Recovery Certificate dated 08.06.2026 in No. RERA/Revenue/248/2026-27 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.00248/2026 in respect of petitioners No.9 (Annexure - C to the writ petition), the concerned revenue authorities have not initiated any action for recovery of the amounts ordered therein.

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

Digitally Signed by CHEPPUDIRA
MONNAPPA POONACHA

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.: 12