HC-KAR
CNR: KAHC010753162026

NC: 2026:KHC:61477
WP No. 34076 of 2026

IN THE HIGH COURT OF KARNATAKA AT BENGALURU

DATED THIS THE 5TH DAY OF NOVEMBER, 2026

BEFORE

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

WRIT PETITION NO. 34076 OF 2026 (GM-RES)

BETWEEN:

1. MR BIKAL KUMAR JHA
SON OF KISHOR KUMAR JHA,
AGED ABOUT 32 YEARS
RESIDING AT. VILLA NO.9,
CASAGRAND FLORELLA,
PHASE 1, BEHIND INDUS
INTERNATIONAL SCHOOL,
SARJAPUR ATTIBELE,
KARNATAKA - 562 125.

...PETITIONER

(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
REGISTERED PRIVATE LIMITED COMPANY

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,
L B ROAD, THIRUVANMIYUR,
TAMIL NADU - 600 041

…RESPONDENTS

(BY SRI. SHIVAREDDY V, 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 08.06.2026 IN NO. RERA/REVENUE/249/2026-27/3866 AND RECOVERY CERTIFICATE DATED 08.06.2026 IN NO. RERA/REVENUE/249/2026-27 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

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 RERA/Revenue/249/2026-27/3866 and Recovery Certificate dated 08.06.2026 in No. RERA/Revenue/249/2026-27 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 petitioner that pursuant to the judgment dated 13.01.2026 passed by respondent No.3 in complaint No.01833/2023 and connected matters (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

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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.: 15