IN THE HIGH COURT OF KARNATAKA AT BENGALURU

DATED THIS THE 27TH DAY OF APRIL, 2026

BEFORE

THE HON'BLE SMT. JUSTICE LALITHA KANNEGANTI

WRIT PETITION NO. 37577 OF 2025 (GM-DRT)

BETWEEN:

1. DR. POONAGANTI CHANDRAMOHAN CHETTY
   AGED ABOUT 79 YEARS,
   S/O. SRI. B.V.R. REDDY

2. SMT. CHANDRIKA POONAGANTI
   AGED ABOUT 71 YEARS
   W/O. DR. POONAGANTI CHANDRAMOHAN CHETTY

3. DR. POONAGANTI KIRAN
   AGED ABOUT 49 YEARS,
   S/O. DR. POONAGANTI CHANDRAMOHAN CHETTY

4. DR. MAMIDI KRISHNA GEETHA
   AGED ABOUT 43 YEARS
   W/O. DR. POONAGANTI KIRAN

   ALL ARE RESIDING AT
   NO. 17-406-1-1, NEHRU NAGAR,
   NEAR NJR SCHOOL,
   MADANAPALLE.
   CHITTOR, (DT),
   ANDHRA PRADESH - 517 325

...PETITIONERS

(BY SRI. SHARATH S. GOGI, ADVOCATE)

Digitally signed by SUVARNA T
Location: HIGH COURT OF KARNATAKA

AND:

1. THE ASST. GENERAL MANAGER
PUNJAB NATIONAL BANK CIRCLE
SASTRA CENTRE,
BANGALORE EAST,
FIRST FLOOR,
RAHEJA TOWERS,
26-27 M.G. ROAD,
BANGALORE - 560 001

2. M/S. SVR HOUSING
A REGISTERED PARTNERSHIP FIRM
HAVING ITS OFFICE AT DOOR NO. 21,
33 'A' 11TH MAIN,
JAYANAGAR,
4TH 'T' BLOCK,
BANGALORE - 560 041

REPRESENTED BY ITS MANAGING PARTNER
MR. S. SRI. HARSHA

3. MR. S. SRI. HARSHA
AGED ABOUT 55 YEARS,
S/O. SRI. S. VENKATARAMAYYA
RESIDING AT NO. 14-484 A,
GANDHI ROAD, MANDANAPALLI,
CHITTOOR DISTRICT,
ANDHRA PRADESH - 517 325

4. MRS. S. SUJATHA
AGED ABOUT 48 YEARS,
W/O. S. SRI. HARSHA

BOTH ARE RESIDING AT
NO. 14-484 A, GANDHI ROAD,
MANDANAPALLI,
CHITTOOR DISTRICT,
ANDHRA PRADESH - 517 325

5. M/S SURAKSHA VENTURES LLP
A LIMITED LIABILITY PARTNERSHIP,
HAVING ITS REGISTERED OFFICE ADDRESS AT
NO.13, 2ND FLOOR,
GREEN LEAF LAYOUT,
80 FEET ROAD, 4TH BLOCK,
KORAMANGALA,
BENGALURU - 560 034
REPRESENTED BY ITS PARTNER
SRI. DINESH RAMACHANDRA

…RESPONDENTS

THIS WP IS FILED UNDER ARTICLES 226 AND 227 OF THE CONSTITUTION OF INDIA PRAYING TO-SET ASIDE THE AUCTION NOTICE DATED 02.09 2023, ANNEXURE -A11 ISSUED BY THE RESPONDENT NO. 1 BANK AND TO CANCEL/SET ASIDE THE SALE CERTIFICATE DATED 10.10.2023, ANNEXURE-A12 ISSUED BY THE RESPONDENT NO.1 BANK IN FAVOR OF THE RESPONDENT NO. 5 IN SO FAR AS SCHEDULE B AND C PROPERTIES AND ETC.

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

CORAM: HON'BLE SMT. JUSTICE LALITHA KANNEGANTI

ORAL ORDER

The present writ petition is filed seeking the following prayers:

> ***"a) Issue a writ of certiorari or any other writ, order of direction to cancel/set aside the Auction Notice dated 02.09.2023, Annexure 'Al1' issued by the Respondent No. 1 Bank and to cancel/set aside the Sale Certificate dated 10.10.2023, Annexure 'A12' issued by the Respondent No. 1 Bank in favor of the Respondent No. 5 in so far as Schedule 'B' and 'C' Properties.***
>
> ***b) Issue writ of mandamus or any other writ directing the respondent to restrain by way of injunction/prohibitory order, viz., the Respondent Company, its men, representatives, Authorized Officers, agents or any other person or persons claiming through it from taking physical possession of the Schedule 'B' and 'C' Properties and to drop/withdraw all further proceedings against the Schedule 'B' and 'C' Properties.***
>
> ***c) Pass such other and further orders as may be necessary in the interest of justice."***

2. In respect of another flat, an order has already been passed directing the petitioners to approach the DRT. In view of the above, this Court passes the following:

ORDER

i. Accordingly, the writ petition is ***disposed of,*** giving liberty to the petitioners to avail the appropriate remedy before the DRT.

ii. The petitioners shall approach the DRT within 30 days from the date of receipt of the copy of this order.

iii. The petitioners shall have the benefit of Section 14 of the Limitation Act.

iv. Pending IAs., if any, shall stand closed.

SD/-
(LALITHA KANNEGANTI)
JUDGE

SMC
List No.: 1 Sl No.: 24