



IN THE HIGH COURT OF KARNATAKA AT BENGALURU

DATED THIS THE 26TH DAY OF MARCH, 2026

PRESENT

THE HON'BLE MR. JUSTICE D K SINGH

AND

THE HON'BLE MR. JUSTICE T.M.NADAF

WRIT APPEAL NO. 56 OF 2024 (KLR-RES)

BETWEEN:

1. SRI MUNIKRISHNAPPA
S/O NARAYANAPPA
AGED ABOUT 43 YEARS
R/AT GEJJAGADAHALLI VILLAGE
ARALUMALLIGE POST
MADHURE HOBLI
DODDABALLAPURA TALUK
BENGALURU RURAL DISTRICT - 560089
2. SRI. SHIVAKUMAR
S/O NARAYANAPPA AND
MUNIRATHANAMMA
AGED ABOUT 35 YEARS
R/AT GEJJAGADAHALLI VILLAGE \
ARALUMALLIGE POST MADHURE HOBLI
DODDABALLAPURA TALUK
BENGALURU RURAL DISTRICT - 560089
3. SMT KAVITHA
D/O NARAYANAPPA AND
MUNIRATHANAMMA
AGED ABOUT 31 YEARS
R/AT GEJJAGADAHALLI VILLAGE
ARALUMALLIGE POST MADHURE HOBLI
DODDABALLAPURA TALUK



BENGALURU RURAL DISTRICT - 560089

4. NARAYANAPPA
S/O LATE NAGARAJAPPA MAJOR
R/AT GEJJAGADAHALLI VILLAGE
ARALUMALLIGE POST
MADHURE HOBLI
DODDABALLAPURA TALUK
BENGALURU RURAL DISTRICT - 560089

...APPELLANTS

(BY SRI. VISWANATHA SETTY V.,ADVOCATE)

AND:

1. THE DEPUTY COMMISSIONER
DISTRICT ADMINISTRATIVE BHAVAN
1ST FLOOR
BEERASANDRA VILLAGE
KUNDANA HOBI,
DEVANAHALLI TALUK
BENGALURU RURAL DISTRICT 562 110
2. THE ASSISTANT COMMISSIONER
DODDABALLAUPRA SUB DIVISION
DODDABALLAURA
BENGALURU RURAL DISTRICT 561203
3. THE TAHSILDAR
DODDABALLAPURA TALUK
DODDABALLAPURA
BENGALURU RURAL DISTRICT 560 089
4. THE DEPUTY TAHSILDAR
MADURE HOBLI CIRCLE
DODABALLAPURA TALUK
BENGALURU RURAL DISTRICT 560 089



5. SRI. SIDDALINGAPPA @ GANGAPPA
S/O LATE CHIKKASIDDAPPA
75 YEARS
RA/T GEJJAGADAHALLI PALYA
ARALUMALLIGE PSOT
MADHURE HOBI,
DODDABALLAPURA TALUK
BENGALURU RURAL DISTRICT 560 089

6. SRI. RAJANNA
S/O THAMMAYYA REDDY
50 YEARS
RA/T HONNENAHALLI VILALGE
RAJANUKUNTE POST
YELAHANKA HOBLI
BENGALURU NORTH TALUK
BENGALURU 560 068

...RESPONDENTS

(BY SRI M.N.SUDEV HEGDE, AGA FOR R.1 TO R.4
SRI GANESHA P, ADV. FOR R.6)

THIS WRIT APPEAL IS FILED UNDER SECTION 4 OF THE KARNATAKA HIGH COURT ACT PRAYING TO CALL FOR THE ENTIRE RECORDS IN WP No. 20687/2019 AND BE PLEASED TO SET ASIDE THE ORDER PASSED BY THE SINGLE JUDGE IN WP No. 20687/2019 DT 14.12.2023 BY ALLOWING THE WRIT APPEAL, IN THE INTEREST OF JUSTICE.

THIS APPEAL, COMING ON FOR PRELIMINARY HEARING, THIS DAY, JUDGMENT WAS DELIVERED THEREIN AS UNDER:

CORAM: HON'BLE MR. JUSTICE D K SINGH
and
HON'BLE MR. JUSTICE T.M.NADAF



ORAL JUDGMENT

(PER: HON'BLE MR. JUSTICE D K SINGH)

This writ appeal has been filed impugning the judgment dated 14.12.2023 passed by the learned Single Judge in W.P.No.20687/2019.

2. The parties are referred to as per their rankings before the Writ Court.

3. The land in question has been sold in favour of petitioner No.2 by petitioner No.1 as per the registered sale deed dated 24.05.2017. The appellants were respondent Nos.5 to 8 before the writ Court who filed O.S.No.206/2017 before the learned Senior Civil Judge, Doddaballapur seeking declaration to cancel the sale deed dated 24.05.2017. The suit is still pending for adjudication. Therefore, the learned Single Judge has opined that the rights of the parties are yet to get crystallized in O.S.No.206/2017, and the change of revenue entries by the revenue authorities in the meantime is not justified.



4. In view thereof, the writ petition filed by respondents herein has been disposed of with observation that the revenue entries would be subject to final outcome of the suit in O.S.No.206/2017, and therefore, the order dated 29.03.2019 for effecting the names of the appellants viz., respondent Nos.5 to 8 before writ Court has been set aside.

5. The petitioner No.2 has sought mutation of his name in respect of the land in question on the basis of the registered sale deed executed by the first petitioner in favour of the second petitioner. The appellants viz., respondent Nos.5 to 8 have challenged the sale deed and sought declaration for cancellation of the said sale deed in O.S.No.206/2017 pending before the competent Civil Court.

6. It is well settled that the revenue entries do not confer title and they are always subject to judgment and order passed by the competent Court deciding the rights of the parties. In view thereof, we are of the view that at



this juncture, the revenue entries cannot be changed in the name of the appellant/respondent Nos.5 to 8 till the suit is finally decided.

7. Needless to state that the revenue authorities will make endorsement in respect of the land in question that the revenue entries in the name of second petitioner is subject to final outcome of the suit in O.S.No.206/2017. We direct the parties to co-operate in early conclusion of the proceedings in O.S.No.206/2017 and the trial Court shall make necessary endeavour to decide the suit within a period of one year.

The appeal stands disposed of.

**Sd/-
(D K SINGH)
JUDGE**

**Sd/-
(T.M.NADAF)
JUDGE**

AKC
List No.: 1 Sl No.: 1