



IN THE HIGH COURT OF KARNATAKA AT BENGALURU

DATED THIS THE 25TH DAY OF FEBRUARY, 2026

BEFORE

THE HON'BLE MS. JUSTICE JYOTI M

WRIT PETITION NO. 3133 OF 2026 (GM-KEB)

BETWEEN:

APARTMENT OWNERS' ASSOCIATION
FOR URBANA AQUA 1 AND 2,
ASSOCIATION REGISTERED UNDER
THE KARNATAKA APARTMENT OWNERSHIP ACT
HAVING ITS OFFICE AT OZONE URBANA AQUA
B BLOCK GROUND FLOOR, PAVILION ROAD,
KANNAMANGALA, DEVANAHALLI,
BANGALORE RURAL-562 110
REPRESENTED BY ITS AUTHORISED SIGNATORY
MR.ABHIJEET SINGH RAJPUROHIT

...PETITIONER

(BY SRI. DECLYN GOMES.,ADVOCATE)

AND:

1. BANGALORE ELECTRICITY SUPPLY
COMPANY LIMITED
K.R. CIRCLE, BANGALORE-560 001
REPRESENTED THROUGH ITS
MANAGING DIRECTOR
2. ASSISTANT EXECUTIVE ENGINEER,
BESCOM, NEAR DEVANAHALLI NEW
BUS STAND, DEVANAHALLI-562110.
3. OZONE URBANA INFRA DEVELOPERS
PRIVATE LIMITED,
A COMPANY REGISTERED UNDER
THE COMPANIES ACT, 2006
HAVING ITS REGISTERED OFFICE AT





NO.38, ULSOOR ROAD, BENGALURU-560 042.
REPRESENTED BY ITS AUTHORISED SIGNATORY
MR. SHANTHA KUMAR V.

4. OZONE FACILITY MANAGEMENT PVT. LTD. (AQUA)
A COMPANY REGISTERED UNDER
THE COMPANIES ACT, 2019
HAVING ITS REGISTERED OFFICE AT
NO.38, ULSOOR ROAD, BENGALURU-560042.
REPRESENTED BY ITS AUTHORISED SIGNATORY
MR. SHANTHA KUMAR V.

...RESPONDENTS

(BY SRI. H.V.DEVARAJU, ADVOCATE FOR R1 AND R2;
SRI. DEEPAK BHASKAR, ADVOCATE FOR R3 AND 4.)

THIS WRIT PETITION IS FILED UNDER ARTICLES 226
AND 227 OF THE CONSTITUTION OF INDIA, SEEKING CERTAIN
RELIEFS.

THIS WRIT PETITION IS LISTED FOR PRELIMINARY
HEARING IN 'B' GROUP, THIS DAY, AN ORDER IS MADE AS
UNDER:

ORAL ORDER

Sri.Declyn Gomes., counsel for the petitioner and
Sri.H.V.Devaraju., counsel for respondent Nos.1 and 2 have
appeared in person.

2. The petition is filed to seeking the following reliefs:

*"a. Direct the 1st and 2nd Respondent to
consider the representation filed by the petitioner*



dated 19/01/26 at Annexure-M and forthwith issue orders in accordance with law;

b. Direct the 1st and 2nd Respondent to not take any coercive steps with regards to electricity supply to meter bearing No.MSDVL 88252 pending considerations of representation filed by the petitioner dated 19/1/2026 at Annexure-M;

c. Pass any other order or direction, as this Hon'ble Court may be deemed just and necessary in the facts and circumstances of the case, in the interest of justice and equity."

3. Counsel for the respective parties urged several contentions. Heard the arguments and perused the papers with utmost care.

4. The petitioner's grievance is that it has submitted a representation to respondents 1 and 2 on 19.01.2026. However, the same has not been considered as of today. Under these circumstances, the petitioner is before this Court.

5. Counsel Sri.H.V.Devaraju., submits that if an order is made the representation will be considered in accordance with the law.



6. Taking note of the grievance and the submission made on behalf of respondent Nos.1 and 2, a mandamus is ordered directing respondent No.2 to consider the representation dated:19.01.2026 submitted by the petitioner in accordance with the law within four weeks from the date of receipt of certified copy of this order.

7. It is made clear that till the consideration of the representation, respondents 1 and 2 shall not precipitate the matter for disconnection of the power connection to the common area bearing meter No.MSDVL 88252, subject to the petitioner paying regular consumption charges.

8. With the above observations, the Writ Petition is ***disposed of.***

**SD/-
(JYOTI M)
JUDGE**

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List No.: 1 Sl No.: 71