



IN THE HIGH COURT OF KARNATAKA AT BENGALURU

DATED THIS THE 25TH DAY OF MARCH, 2026

BEFORE

THE HON'BLE MR. JUSTICE SACHIN SHANKAR MAGADUM

WRIT PETITION NO. 7365 OF 2024 (GM-RES)

BETWEEN:

M/S. TRISHUL DEVELOPERS,
A PARTNERSHIP FIRM REGISTERED
UNDER PARTNERSHIP ACT, 1932,
MITTAL TOWERS, NO. 109 "B" WING
1ST FLOOR, NO. 6, M.G. ROAD
BENGALURU - 01. REPRESENTED BY
ITS PARTNER MR. NIRAJ MITTAL.

...PETITIONER

(BY SRI. VACHAN H.U, ADVOCATE)

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by
SHARADAVANI
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Location: High
Court of
Karnataka

AND:

1. THE KARNATAKA REAL ESTATE
REGULATORY AUTHORITY,
2ND FLOOR, SILVER JUBLILEE BLOCK,
UNITY BUILDING, CSI COMPOUND
3RD CROSS ROAD, MISSION ROAD
BANGALORE - 560 027.



2. MR. VISHAL JHUNJUNWALA
SON OF SHRI. SAJJAN JHUNJUNWALA
AGED ABOUT 35 YEARS,
NO. 1189, 4TH CROSS
13TH MAIN ROAD,
BENGALURU - 560 038.

...RESPONDENTS

(BY SRI. RAJASHEKAR K, ADVOCATE FOR R1;
SRI. AMIT ANAND, ADVOCATE FOR C/R2)

THIS WP IS FILED UNDER ARTICLES 226 AND 227 OF
THE CONSTITUTION OF INDIA PRAYING TO SET ASIDE ANNEX-
A THE IMPUGNED ORDER, DTD 11.01.2024 PASSED BY THE
KARNATAKA REAL ESTATE REGULATORY AUTHORITY IN
CMP/181218/0001775 AND ETC.,

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

CORAM: HON'BLE MR. JUSTICE SACHIN SHANKAR MAGADUM



ORAL ORDER

Heard Sri Vachan H.U., learned counsel appearing for the petitioner, Sri. Rajashekar K., the learned Additional Government Advocate appearing for respondent No.1 and Sri Sri.Amit Anand, learned counsel appearing for caveat respondent No.2.

2. The petitioner is before this Court seeking the following prayer:

"In the circumstances, the petitioner prays that this Hon'ble Court be pleased, in the interests of justice and equity, to set aside (Annexure-A) the Impugned Order, dated 11.01.2024 passed by the Karnataka Read Estate Regulatory Authority in CMP/181218/0001775 and pass such other orders/ or directions as this Hon'ble Court may deem fit and proper in the facts and circumstances of the case."

3. The learned counsel for the petitioners would submit that the issue in the case at hand stands covered by the judgment rendered by the Co-ordinate Bench of this Court in **W.P.No.4624/2025**, disposed of on **17.02.2025**, wherein this Court has held as follows:



"Learned Additional Government Advocate takes notice for respondents No.1 to 4. Learned Counsel Sri.Gauthamdev C. Ullal, takes notice for respondent No.5. Notice to respondent No.6, is not necessary for the following reasons;

The petitioners are a home buyers, who were aggrieved of the inaction on the part of respondent Nos.2to 4 in executing and implementing the orders passed by the Karnataka Real Estate Regulatory Authority (K-RERA).

2. Learned Counsel for the petitioners has drawn the attention of this Court to an order dated 17.01.2025, in W.P.No.36177/2024 wherein under similar circumstances this Court had directed the respondent therein viz., Ozone Urbana Infra Developers Private Limited, to accomplish the implementations of the subject K-RERA orders and report compliance to the Registrar General of this Court. Learned Counsel seeks for similar orders.

3. In view of the above, this writ petition is disposed of. Respondent Nos.2 to 4 are hereby directed to accomplish the implementations of the subject K-RERA orders and report compliance to the Registrar General of this Court within an outer limit of three months, failing which heavy costs personably payable may be levied on an appropriate application being moved by the petitioners."

4. In the light of the order passed by the Co-ordinate Bench of this Court (*supra*) and for the reasons aforementioned, the following:

ORDER

(i) The Writ Petition is ***disposed***.



- (ii) Respondent Nos.2 to 4 are hereby directed to accomplish the implementations of the subject K-RERA orders and report compliance to the Registrar General of this Court, within an outer limit of three months, failing which heavy costs personally payable may be levied on an appropriate application being moved by the petitioners.

Sd/-
(SACHIN SHANKAR MAGADUM)
JUDGE