



HC-KAR

- 1 -

NC: 2026:KHC:17221-DB  
WA No. 657 of 2026

**IN THE HIGH COURT OF KARNATAKA AT BENGALURU**

**DATED THIS THE 26<sup>TH</sup> 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. 657 OF 2026 (LA-KIADB)**

**BETWEEN:**

1. M/S. PURAVANKARA LTD.,  
A COMPANY REGISTERED UNDER THE  
PROVISIONS OF THE COMPANIES ACT, 1956  
HAVING ITS REGISTERED OFFICE AT  
130/1, ULSOOR ROAD,  
BENGALURU - 560 042,  
REPRESENTED BY SENIOR EXECUTIVE  
LEGAL SHREYA VK JAIN.
2. M/S. KALPAK REALTY PVT. LTD.,  
A COMPANY REGISTERED UNDER  
THE PROVISIONS OF THE  
COMPANIES ACT, 1956  
HAVING ITS REGISTERED OFFICE AT:  
NO. 10, VITTAL MALLYA ROAD,  
BNGALURU -560 001,  
REPRESENTED BY POA HOLDER  
PURAVANKARA LTD.,

...APPELLANTS

(BY SRI. DHYAN CHINNAPPA, SR. ADVOCATE A/W  
SRI. JOSEPH ANTHONY, ADVOCATE)





**AND:**

1. THE STATE OF KARNATAKA  
VIKASA SOUDHA, BENGALURU - 560 001  
REPRESENTED BY ITS PRINCIPAL  
SECRETARY, INDUSTRIES AND COMMERCE.
  
2. THE KARNTAKA INDUSTRIAL AREA  
DEVELOPMENT BOARD (KIADB),  
NO. 14/3, RASTROTHANA,  
BUILDING NEAR RESERVE BANK,  
NRUPATHUNGA ROAD,  
BENGALURU -560 001,  
REPRESENTED BY ITS CHAIRMAN.
  
3. THE SPECIAL LAND ACQUISITION OFFICER (SLAO)  
NO. 14/3, RASROTHANA,  
BUILDING NEAR RESERVE BANK,  
NRUPATHUNGA ROAD,  
BENGALURU - 560 001  
REPRESENTED BY ITS  
CHIEF EXECUTIVE OFFICER.

...RESPONDENTS

(BY SRI. G.S. ARUNA, HCGP FOR R1;  
SRI. K. SHASHI KIRAN SHETTY, SR. ADVOCATE A/W  
SRI. ADITYA SHUKAPURI, ADVOCATE FOR  
SRI. B.B. PATIL, ADVOCATE FOR R2 AND R3)

THIS WRIT APPEAL IS FILED U/S 4 OF THE KARNATAKA  
HIGH COURT ACT PRAYING TO I. SET ASIDE THE IMPUGNED  
JUDGMENT DATED JANUARY 08, 2026 PASSED IN WP No.  
33550/2024 INsofar AS IT REMITS THE MATTER TO THE  
SLAO AND CONSEQUENTLY QUASH THE PRELIMINARY  
NOTIFICATION DATED MARCH 15, 2024 AND THE



DECLARATION UNDER SECTION 3(1) OF KIADB ACT, 1966  
(ANNEXURE B).

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 T.M.NADAF)

This Writ appeal is by the petitioner in  
W.P.No.33550/2024 challenging the order dated  
08.01.2026 passed by the learned Single Judge of this  
Court.

2. The learned Single Judge under the impugned  
order partly allowed the Writ Petition, and remanded the  
matter to the Special Land Acquisition Officer ('SLAO' for  
short) to consider the objections under Section 28(3) of  
Karnataka Industrial Area Development Board Act, 1966  
( 'KIADB Act' for short) and pass orders thereon and



quashed the Final Notification issued under Section 28(4) of the KIADB Act.

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

4. Heard, Sri.Dhyan Chinnappa., learned Senior counsel appearing for the Advocate on record, Sri.G.S.Aruna, learned HCGP appearing for respondent No.1 and Sri.K.Shashi Kiran Shetty., learned Senior counsel for KIADB.

5. The only argument advanced by Sri Dhyan Chinnappa is that the Writ Court while remanding the matter has interpreted two circulars on which the entire case of the petitioners rests and the same is against the order passed by the co-ordinate bench of this Court in Writ Appeal Nos.461/2016 and 39/2024. In the event the SLAO to consider the objections, the said interpretation by the Writ Court would be binding on the SLAO and prejudice the case of the petitioner.



6. In response, Sri.Shashi Kiran Shetty., learned Senior counsel submits that the Court may direct the SLAO to consider the objections already filed and the additional objections, if any to be filed, without being influenced by the interpretation of the Circulars by the learned Single Judge and also in consonance with the judgment of the Hon'ble Divison Judge of this Court in W.A.Nos.461/2016 and 39/2024.

7. In view of the submission of learned Senior counsel Sri.Shashi Kiran Shetty., nothing survives further to consider the case of the appellants. In that view of the matter, while upholding the judgment of the writ Court, we observe that the SLAO has to consider the objections already filed and the additional objections if any to be filed independently without being influenced by the interpretation of the writ Court on the circulars, in accordance with the law.



8. The parties are at liberty to file additional objections and cite the judgments in support of their contentions within 10 days from today and the SLAO is directed to consider and pass reasoned order in accordance with law after providing opportunity of personal hearing, as expeditiously as possible within an outer limit of one month thereafter. The parties are directed to appear before the SLAO on **10.04.2026**.

9. With these observations, the Writ Appeal stands ***disposed of.***

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

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

AKC  
List No.: 1 Sl No.: 4