



IN THE HIGH COURT OF KARNATAKA AT BENGALURU

DATED THIS THE 26TH DAY OF MARCH, 2026

BEFORE

THE HON'BLE MR. JUSTICE R DEVDAS

WRIT PETITION NO. 8077 OF 2026 (KLR-RES)

BETWEEN:

SRI B NARAYANASWAMY
S/O BOORUGAPPA,
AGED ABOUT 61 YEARS,
R/A GORUVIGERE VILLAGE,
KANAMANGALA POST,
BIDARAHALLI HOBLI,
BENGALURU EAST TALUK,
BENGALURU-560 067.

...PETITIONER

(BY SRI. ASHOK SESHAGIRI., ADVOCATE FOR
SRI. T SESHAGIRI RAO., ADVOCATE)

AND:

1. THE STATE OF KARNATAKA
REP. BY DEPARTMENT OF
REGISTRATION AND STAMPS,
VIDHANA SOUDHA, BENGALURU- 560001.
2. THE SENIOR SUB-REGISTRAR
VARTHUR BENAGALURU CITY,
1ST FLOOR, B. M. COMPLEX,
OPP. TO DHARMARAYA SWAMY TEMPLE,
ON MUTASANDRA ROAD, VARTHUR,
BENGALURU-560087.





3. THE SPECIAL TAHSILDAR
BENGALURU EAST SUB-DIVISION,
DIESEL LOKOSHED ROAD, KR PURAM,
BENGALURU- 560049.

...RESPONDENTS

(BY SMT. B.P.RADHA., AGA)

THIS WRIT PETITION IS FILED UNDER ARTICLES 226 & 227 OF THE CONSTITUTION OF INDIA PRAYING TO DIRECT THE RESPONDENT NO. 2 TO DISCHARGE HIS DUTIES AS CONTEMPLATED UNDER RULE 44 AND 62 OF THE KARNATAKA LAND REVENUE RULES, 1966 BY ISSUING NECESSARY J-SLIP TO THE RESPONDENT NO. 3 IN PURSUANCE OF THE SALE DEED DATED 19.09.2025 FOUND AT ANNEXURE-B EXECUTED IN FAVOUR OF THE PETITIONER HEREIN AND ETC.,

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

CORAM: HON'BLE MR. JUSTICE R DEVDAS

ORAL ORDER

The grievance of the petitioner is in respect of the impugned endorsement at Annexure 'A' given by the third respondent-Special Tahsildar, Bengaluru East Taluk. The petitioner purchased 30 guntas of land in Sy.No.11 of Cheemasandra Village, Bidarahalli Hobli, Bengaluru East



Taluk from the khatedar Sri P.S.Manjunath, under registered sale deed dated 19.09.2025. The petitioner gave a representation to the Tasildar to mutate and enter the name of the petitioner in the revenue records pursuant to the registered sale deed. However, the Tasildar has issued the impugned endorsement stating that he did not receive the information in Form No.21 from the office of the Sub-Registrar and therefore the Bhoomi Software will not accept the request made by the petitioner.

2. On the previous occasion, this Court had directed the learned AGA to secure instructions from the respondent No.2-Senior Sub- Registrar, as to whether the 'J' Slip or Form No.21 was forwarded from the office of the Sub-Registrar to the office of the Tahsildar.

3. Today the learned AGA submits on instructions that since 11E sketch was not enclosed along with the sale deed, the 'J' slip or Form No.21 is not forwarded to the office of the Tahsildar.



4. Learned Counsel for petitioner however points out to the RTC which is today furnished by the learned AGA and submits that Sri P.S.Manjunath is the owner of 30 guntas of land in Survey No.11 and the petitioner has purchased the entire extent of 30 guntas and therefore question of giving a 11E sketch in the present facts and circumstances would not arise.

5. There is substance in the submission made by the learned counsel for petitioner.

6. This Court should also take note of the fact that the sale deed has been registered in the office of the Sub-Registrar, Shivajinagar (Varthuru), Bangalore Urban District on 23.09.2025. Therefore, the reasons furnished by the respondents that the 'J' slip is not generated and it is not forwarded to the office of the Tahsildar cannot be accepted. The reasons furnished in the impugned endorsement, therefore cannot be accepted.



7. The second respondent-Senior Sub-Registrar is also directed to ensure that the 'J' Slip or Form No.21 is immediately forwarded to the office of the Tahsildar, Bangalore East Taluk to enable the Tahsildar to proceed to enter the name of the petitioner in the revenue records to enable the Tahsildar to proceed to enter the name of the petitioner in the revenue records.

8. The writ petition stands ***disposed of*** with a direction to respondent No.3-Special Tahsildar, Bengaluru East Taluk to proceed to enter the name of the petitioner in the revenue records pursuant to the registered sale deed dated 19.09.2025 registered on 23.09.2025, as expeditiously as possible and at any rate within a period of six weeks from the date of receipt of a copy of this order.

**Sd/-
(R DEVDAS)
JUDGE**

JT/-
CT: JL