



HC-KAR

- 1 -

NC: 2026:KHC:19788-DB
WA No. 1003 of 2026

IN THE HIGH COURT OF KARNATAKA AT BENGALURU

DATED THIS THE 9TH DAY OF APRIL, 2026

PRESENT

THE HON'BLE MR. JUSTICE D K SINGH

AND

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

WRIT APPEAL NO. 1003 OF 2026 (LA-KIADB)

BETWEEN:

1. TRIGUNA MAYURI REALTY
PRIVATE LIMITED
A COMPANY INCORPORATED
UNDER THE PROVISIONS OF THE COMPANIES ACT,
2013, HAVING REGISTERED
OFFICE AT NO 102, 1ST FLOOR,
TRIGUNA ICON, NO 27,
AREKAMPANAHALLI, HOSUR ROAD,
BENGALURU- 550 027.
REP BY ITS AUTHORIZED SIGNATORY,
SRI BHATTAGIRI RAGHUNATH REDDY,
S/O SRI BHATTAGIRI VENKATA REDDY,
AGED ABOUT 51 YEARS
2. SRI VENU.B.M,
S/O.MR MUNIREDDY,
AGED ABOUT 35 YEARS,
RESIDENT OF BILLAPURA VILLAGE,
SARJAPURA HOBLI, ANEKAL TALUK,
BENGALURU -562 125
REPRESENTED BY GPA HOLDER
TRIGUNA MAYURI REALTY PRIVATE LIMITED,
REP BY ITS AUTHORIZED SIGNATORY,
SRI BHATTAGIRI RAGHUNATH REDDY,
S/O SRI BHATTAGIRI VENKATA REDDY,
AGED ABOUT 51 YEARS





3. SRI SHIVASHANKAR,
S/O LATE SRI HUCHEERAIHAH,
AGED ABOUT 52 YEARS, RESIDING AT
HORALAGALLU, KANAKAPURA TALUK,
BENGALURU.
REPRESENTED BY GPA HOLDER
TRIGUNA MAYURI REALTY
PRIVATE LIMITED,
REP BY ITS AUTHORIZED SIGNATORY,
SRI BHATTAGIRI RAGHUNATH REDDY,
S/O SRI BHATTAQIRI VENKATA REDDY,
AGED ABOUT 51 YEARS

...APPELLANTS

(BY SRI. RAJESWARA.P.N., ADVOCATE)

AND:

1. STATE OF KARNATAKA
DEPARTMENT OF INDUSTRIES
AND COMMERCE,
DR.B.R.AMBEDKAR BEEDI
VIKAS SOUDHA, BENGALURU 560 001
REPRESENTED BY ADDITIONAL
CHIEF SECRETARY.
2. THE KARNATAKA INDUSTRIAL
AREAS DEVELOPMENT BOARD,
IV AND V FLOORS, EAST WING,
KHANIJA BHAVAN RACE COURSE ROAD,
BENGALURU 560 001
REPRESENTED BY ITS
CHIEF EXECUTIVE OFFICER AND
EXECUTIVE MEMBER
3. SPECIAL DEPUTY COMMISSIONER,
KARNATAKA INDUSTRIAL AREAS
DEVELOPMENT BOARD
IV AND V FLOORS, EAST WING,
KHANIJA BHAVAN



RACE COURSE ROAD,
BENGALURU 560 001

4. THE SPECIAL LAND ACQUISITION
OFFICER - 2
KARNATAKA INDUSTRIAL AREAS
DEVELOPMENT BOARD
MAHARSHI ARVIND BHAVAN,
1ST FLOOR, NRUPATHUNGA ROAD,
BENGALURU- 560 001

...RESPONDENTS

(BY SRI. M.N.SUDEV HEGDE, AGA FOR R1;
SRI. B.B.PATIL, ADVOCATE FOR R2 TO R4)

THIS WRIT APPEAL IS FILED U/S 4 OF THE KARNATAKA
HIGH COURT ACT PRAYING TO SET ASIDE THE ORDER DATED
08/01/2026 IN WP NO.255/2025, PASSED BY THE LEARNED
SINGLE JUDGE OF THIS HON'BLE COURT IN SO FAR AS
REMITTING THE MATTER TO RESPONDENT NO.3 TO REDO THE
PROCEEDINGS FROM THE STAGE OF SECTION 28(3) OF THE
ACT, AND CONSEQUENTLY, ALLOW WP NO.255/2025, ETC.

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 and order dated 08.01.2026 passed by the learned Single Judge in W.P.No.255/2025 (LA-KIADB) and other connected writ petitions, filed by the appellants herein.

2. This Court, vide judgment and order dated 26.03.2026 passed in W.A.No.657/2026 arising out of the common judgment and order dated 08.01.2026 in W.P.No.6708/2025 and other connected writ petitions disposed of the writ appeal by observing as under:-

"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 appearing for respondent No.2-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 had to consider the objections, the said interpretation by the Writ Court would be binding on the SLAO and prejudice the case of the petitioners.

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 Bench of this Court in W.A.Nos.461/2016 and 39/2024.*

7. *In view of the submission of Sri.Shashi Kiran Shetty, learned Senior Counsel, 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.***"

3. Since the judgment and order impugned in the present writ appeal is the common judgment and order passed in W.P.No.6708/2025 (LA-KIADB) and other connected writ petitions, we dispose of the present writ appeal in terms of our earlier order dated 26.03.2026 extracted hereinabove, with a direction that the parties shall appeal before the Special Land Acquisition Officer (SLAO) on **27.04.2026.**



4. In view of disposal of the appeal, pending interlocutory applications, if any do not survive for consideration, hence stand disposed of.

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

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

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CT: SN
List No.: 1 SI No.: 7