



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

**DATED THIS THE 24<sup>TH</sup> DAY OF FEBRUARY, 2026**

**BEFORE**

**THE HON'BLE SMT. JUSTICE LALITHA KANNEGANTI**

**WRIT PETITION NO. 16439 OF 2025 (GM-DRT)**

**BETWEEN:**

1. J. P. ENTERPRISES,  
PARTNERSHIP FIRM,  
NO.14/5, 1<sup>ST</sup> FLOOR, GANESHA BLOCK,  
J.B. KAVAL, NANDINI LAYOUT MAIN ROAD,  
MAHALAKSHMI LAYOUT, BENGALURU-560 086,  
REPRESENTED BY ITS PARTNER SRI. JINESH D.
2. M/S. JINESH ASSOCIATES,  
PROPRIETORSHIP CONCERN,  
NO.35, E MAIN, 2<sup>ND</sup> PHASE,  
2<sup>ND</sup> STAGE, MAHALAKSHMI LAYOUT,  
BENGALURU-560 086, REPRESENTED  
BY ITS PROPRIETOR SRI. JINESH D.
3. SRI. JINESH D.,  
S/O. DHARANENDRAIAH G.,  
AGED ABOUT 52 YEARS,  
NO.14/5, 1<sup>ST</sup> FLOOR, GANESHA BLOCK,  
J.B. KAVAL, NANDINI LAYOUT MAIN ROAD,  
MAHALAKSHMI LAYOUT,  
BENGALURU-560 086.
4. SMT. PADMA R.N.,  
W/O. DHARANNENDRAIAH G,  
AGED ABOUT 77 YEARS,  
NO.14/5, 1<sup>ST</sup> FLOOR, GANESHA BLOCK,  
J. B. KAVAL, NANDHINI LAYOUT MAIN ROAD,  
MAHALAKSHMI LAYOUT,  
BENGALURU 560 086.

NOTE: PETITIONER NO.4 IS NOT  
CLAIMING SENIOR CITIZEN RIGHT.

...PETITIONERS





(BY SRI. JWALA KUMAR, ADVOCATE)

**AND:**

1. CANARA BANK,  
ARM-II BRANCH, 2<sup>ND</sup> FLOOR,  
CIRCLE OFFICE, SENSOR TOWERS,  
NO.86, M.G. ROAD,  
BENGALURU 560 001.  
BY ITS CHIEF MANAGER.
2. BRUHUT BANGALORE MAHANAGARA PALIKE,  
NR SQUARE,  
BENGALURU 560 009,  
REPRESENTED BY COMMISSIONER.
3. OFFICE OF SUB REGISTRAR,  
SRIRAMAPURA,  
BENGALURU-560021.  
BY ITS SENIOR SUB REGISTRAR.
4. SMT. LAKSHMI SRINIVAS,  
W/O. M. SRINIVAS, MAJOR,  
NO.797, 3<sup>RD</sup> CROSS, HAL 3<sup>RD</sup> STAGE,  
NEAR MOTHER MARY SCHOOL,  
NEW THIPPASANDRA,  
BENGALURU 560 075.

...RESPONDENTS

(BY SMT. RAMYA .N. HIRIYUR, ADVOCATE FOR SRI. B.S.  
KARTHIKEYNA, ADVOCATE FOR R2)

THIS WP IS FILED UNDER ARTICLES 226 AND 227 OF THE  
CONSITUTION OF INDIA PRAYING TO QUASH REGISTERED SALE  
CERTIFICATE, REGISTRERED AND STORED AS DOCUMENT NO.SRI-1-  
11222-2024-25 IN BOOK 1, ON 29.03.2025 VIDE ANNEUXR -P  
WHEREBY NOTIFIED AND SALE OF SCHEDULE IMMOVABLE  
PROPERTIES AND ETC.

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



CORAM: HON'BLE SMT. JUSTICE LALITHA KANNEGANTI

**ORAL ORDER**

The present writ petition is filed seeking the following prayer:

***"Wherefore the petitioners pray that this Hon'ble Court may be pleased to:-***

- i. Issue a Writ of Certiorari or any other Writ or order or direction Quashing/Settling aside registered Sale Certificate, registered and stored as Document No.SRI.-1-11222-2024-25 in Book 1, on 29.03.2025 vide ANNEXURE-P, whereby, notified and sale of schedule immovable properties.***
- ii. Issue a writ of mandamus or appropriate order directing the Respondent No.1 to remove and lock and key of schedule immovable properties.***
- iii. Issue a writ of certiorari or appropriate order cancelling KHATA made over in the name of respondent and mandamus or appropriate order directing the Respondent No.2 to restore the KHATA in the name of petitioners.***
- iv. Issue a writ of mandamus or appropriate order directing the Respondent No.3 to cancel the registered sale certificate vide ANNEXURE-P and direct it to recover the stamp duty payable on it.***
- v. Grant such other or further relief deems fit to grant in the circumstance of the case in the interest of justice."***

2. It is the case of the petitioners that there is illegality in conducting the sale by the respondents. If the petitioners are aggrieved by any of the actions of the respondents in



conducting the sale and he wants the sale to be set aside and the registered sale certificate issued in favour of the auction purchaser, the remedy available to the petitioners is not before this Court. When a Tribunal is constituted to decide the disputes of this nature, this Court cannot exercise the jurisdiction under Article 226 of Constitution of India particularly when no legal grounds are made out seeking interference of this Court. In that view of the matter, this Court is passing the following:

**ORDER**

- i. Accordingly, this writ petition is ***disposed of*** giving liberty to the petitioners to avail the appropriate remedy in accordance with law.
- ii. All I.As., in the writ petition shall stand closed.

**SD/-  
(LALITHA KANNEGANTI)  
JUDGE**