



IN THE HIGH COURT OF KARNATAKA AT BENGALURU

DATED THIS THE 23RD DAY OF MARCH, 2026

BEFORE

THE HON'BLE MRS. JUSTICE K.S. HEMALEKHA

WRIT PETITION NO. 13810 OF 2025 (KVOA)

BETWEEN:

SRI. SATHYANARAYANAPPA. R
S/O LATE RAMAPPA
AGED ABOUT 70 YEARS
RESIDENT OF ACHAGANAPALALLI VILLAGE,
MITTEMARI HOBLI,
BAGEPALLI TALUK
CHIKKABALPURA DISTRICT - 562 101
PETITIONER IS SENIOR CITIZENSHIP IS NOT ANY
CLAIM.

...PETITIONER

(BY SRI. N R NAIK.,ADVOCATE)

AND:

1. THE STATE OF KARNATAKA
BY ITS SECRETARY,
REVENUE DEPARTMENT,
VIDHANA SOUDHA
BENGALURU - 560 001.
2. THE DEPUTY COMMISSIONER
CHIKKABALLAPURA DISTRICT
CHIKKABALLAPURA - 562 101.
3. THE ASSISTANT COMMISSIONER
CHIKKABALLAPURA SUB-DIVISION
CHIKKABALLAPURA - 562 101.
4. THE TAHSILDAR
BAGEPALLI TALUK
CHIKKABALLAPURA DISTRICT - 562 101.





5. SRI SATHYANARAYANARAO
S/O L ATE ASHWATHNARAYANARAO
AGED ABOUT 70 YEARS
6. SRI RAJASHEKAR
S/O L ATE ASHWATHNARAYANARAO
AGED ABOUT 68 YEARS

RESPONDENTS 5 AND 6 ARE
RESIDENT OF ACHAGANAPALALLI VILLAGE,
MITTEMARI HOBLI,
BAGEPALLI TALUK
CHIKKABALALPURA DISTRICT - 562 101.

...RESPONDENTS

(BY SRI. MANJUNATH RAYAPPA.,AGA FOR R1 TO R4;

SRI. K VISHWANATHA.,ADVOCATE FOR R5 AND R6)

THIS W.P IS FILED UNDER ARTICLES 226 AND 27 OF THE
CONTITUTION OF INDIA PRAYING TO DIRECT THE 4TH
RESPONDENT TO EFFECT THE MUTATION BY REMOVING THE
WORD GOVERNMENT AT COLUMN NO.9 AND 12(2) OF RTC IN
RESPECT OF THE LAND BEARING SY.NO.68 MEASURING 0-30
GUNTAS, SITUATED AT ACHAGANAPALLI VILLAGE, MITTEMARI
HOBLI, BAGEPALLI TALUK, CHIKKABALLAPUR DISTRICT IN
PURSUANCE OF THE TITLE DEED AND ETC.

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



CORAM: HON'BLE MRS. JUSTICE K.S. HEMALEKHA

ORAL ORDER

The present writ petition is filed seeking a writ of mandamus directing respondent No.4 to effect the mutation by removing the name of 'Government' in column Nos.9 and 12(2) of the RTC in respect of the land bearing Survey No.68 measuring 0-30 guntas, situated at Achaganapalli Village, Mittermari Hobli, Bagepalli Taluk, Chikkaballapur District and to incorporate the name of the petitioner therein and also permit payment of premium pursuant to the regrant order.

2. The petitioner claims that the land in question was purchased under a registered sale deed dated 21.12.1961 and he has been in continuous possession and enjoyment of the same. It is his case that though the land is a Shanbhog inam land and proceedings were initiated under the Karnataka Village Offices Abolition Act, 1961 ('KVOA' Act' for short) the authorities declared the purchasers as unauthorized occupants and re-granted the



land to the original grantee subject to payment of premium. Due to the non-payment of premium, the name of the Government has been entered in the RTC, despite the petitioner continuing in possession.

3. Learned counsel for the petitioner submits that the petitioner is a lawful purchaser and has been in long, continuous possession. The sale deed has not been set aside and the regrant order itself recognizes possession. The entry of the government name in RTC is erroneous, as no possession is taken. Therefore, it is contended that mutation be effected and permission be granted to pay premium.

4. Learned Addl. Government Advocate for the respondents submits that due to the bifurcation, the land now falls within the jurisdiction of Tahsildar, Chelur Taluk, Chikkaballapur District. If the representation is made, the same shall be considered in accordance with law.



5. The dispute essentially involves examination of factual aspects, including entitlement, effect of re-grant, and payment of premium, which are matters to be considered by the competent revenue authority. Further in view of the submission of the learned AGA that jurisdiction now vest with the Tashildar of Chelur Taluk, it would be appropriate to relegate the petitioner to avail the remedy before the said authority. Without expressing any opinion on the merits or demerits of the case, this Court deems it appropriate to dispose of the petition reserving liberty to the petitioner to submit the representation. Hence, this Court pass the following:

ORDER

- i) The writ petition is ***disposed of***.
- ii) The petitioner is at liberty to submit a representation before Tahsildar, Chelur Taluk, Chikkaballapur District within a



period of two (2) weeks from the date of receipt of certified copy of this order.

- iii) Upon such representation, the concerned Tahsildar shall consider and pass appropriate orders in accordance with law within a period of three (3) months thereafter.

Sd/-

JUSTICE K.S. HEMALEKHA

PHM

List No.: 1 Sl No.: 11