



IN THE HIGH COURT OF KARNATAKA AT BENGALURU

DATED THIS THE 26TH DAY OF FEBRUARY, 2026

BEFORE

THE HON'BLE MR. JUSTICE R DEVDAS

WRIT PETITION NO. 18848 OF 2025 (LR)

BETWEEN:

SRI. N. KRISHNAREDDY
S/O LATE. NARAYANA REDDY
DEAD BY LRS

1. K. BABU REDDY
S/O.LATE.N KRISHNAREDDY
AGED ABOUT 53 YEARS
R/AT GORVIGERE VILLAGE
GAYATHRI BIRCKS WORKS,
BIDARAHALLI HOBLI,
BANGALORE EAST TALUK
2. SMT. ANASUYAMMA
W/O LATE.N KRISHNAREDDY
AGED ABOUT 72 YEARS
R/AT NO. 14, BHOOMI REDDY COLONY,
BEHIND AYYAPPA TEMPLE,
NEW TIPPASANDRA,
BANGALORE-560 075
3. SMT.K GEETHA
D/O LATE.N KRISHNAREDDY
AGED ABOUT 51 YEARS
R/AT NO.220, HANUMAPPA ROAD,
NEW TIPPASANDRA,
BANGALORE-560 075.





4. SMT.K ROOPA
D/O LATE.N KRISHNAREDDY
AGED ABOUT 48 YEARS.
R/AT NO. 14, BHOOMI REDDY COLONY,
BEHIND AYYAPPA TEMPLE,
NEW TIPPASANDRA,
BANGALORE-560 075.

...PETITIONERS

(BY SRI. S.N.ASHWATHANARAYANA., ADVOCATE FOR
SRI. G R LAKSHMIPATHY REDDY., ADVOCATE)

AND:

1. STATE OF KARNATAKA
BY ITS SECRETARY TO
REVENUE DEPARTMENT
MS. BUILDING,
BANGALORE-560 001.
2. THE LAND TRIBUNAL
BANGALORE EAST TALUK,
BY ITS SECRETARY TO
TAHASHILDHAR, KR.PURAM,
BANGALORE.
3. SRI.ABDUL KHAYYUM
S/O LATE. ABDUL SAMAD
AGED ABOUT 73 YEARS
R/AT NO. 13, BHOVI STREET HALASUR
BANGALORE-560 008

SRI.AKBAR BASHA
S/O LATE. ABDUL SAMAD
SINCE DECEASED BY HIS LRS
4. BADUDDUJJA
S/O LATE AKBAR BASHA



AGED ABOUT 65 YEARS
R/AT NO. 13, BHOVI STREET
FRAZER TOWN,
BANGALORE-560 005.

5. SRI.MANSOOR AHAMED
S/O.LATE AKBAR BASHA
AGED ABOUT 64 YEARS
R/AT NO.66, 4TH MAIN ROAD,
NEW BAGALUR LAYOUT,
SAGAIPURAM,
BANGALORE-560 045.
6. SMT. ALMAS BHANU
W/O SAFI ULLA
AGED ABOUT 54 YEARS
R/AT NO.30, TIMMAIAH ROAD CROSS,
NEHARU PURAM, NEAR MACCA MASIJID
SHIVAJINAGAR
BANGALORE-560 001
7. SRI.M.NATARAJA
S/O LATE. MUNINARAYANAPPA
AGED 46 YEARS
R/AT KAJI SONNENAHALLY
BIDARAHALLI HOBLI,
BANGALORE EAST TALUK
BNAGALORE-560 067

...RESPONDENTS

(BY SRI.V.SESHU., HCGP FOR R1,R2
SRI.VIKRAM A HULIGOL., SR. COUNSEL FOR
SRI.Y.ESHWARAPPA., ADVOCATE FOR R7
SRI. DIWAKAR K., SR. COUNSEL FOR
SRI. AJAYKUMAR M., ADVCOATE FOR R3 TO R6)



THIS WP IS FILED UNDER ARTICLES 226 & 227 OF THE CONSTITUTION OF INDIA PRAYING TO CALL FOR THE RECORDS ON THE FILE OF R2 IN CASE NO. LRF (BEKS.87/79-80 AND QUASH THE IMPUGNED ORDER DATED 24.04.2025 ANNEXURE - A BY ISSUING A WRIT OF CERTIORARI OR ANY OTHER WRIT IN THE ENDS OF JUSTICE AND FURTHER CONFIRM THE OCCUPANCY RIGHTS GRANTED BY THE LAND TRIBUNAL UNDER EARLIER ORDER DATED 25.11.1988 ANNEXURE-C AND GRANT AN INTERIM ORDER TO STAY THE IMPUGNED ORDER DATED 24.04.2025 MADE IN LRF (BE KS 87/79-80 BY THE R2 VIDE ANNEXURE -A AND ETC.,

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

CORAM: HON'BLE MR. JUSTICE R DEVDAS

ORAL ORDER

The petitioners, who are the legal heirs of late N.Krishna Reddy, the applicant before the Land Tribunal in proceedings bearing No.LRF (E) KS 87/1979-80 are aggrieved of the impugned order passed by the Assistant Commissioner, Bangalore North Sub-Division and the Chairman of the Land Tribunal, Bangalore East Taluk.

2. Earlier, the 7th respondent herein filed W.P.No.32832/2009 calling in question the order dated 25.11.1988, passed by the Land Tribunal in the same proceedings. The 7th respondent herein contended that



the applicant Sri N.Krishna Reddy had filed the application in Form No.7 against respondent No.3 and the predecessor in title of respondents No.4, 5 and 6 Sri Akbar Basha. Orders were passed by the Land Tribunal conferring occupancy rights in Survey No.143, of Khajisonenahalli, along with Survey No.137/1 and 137/2. It was contented by the respondent No.7 that survey No.143 belongs to Sri. T.Pujappa (the father of Respondent No.7) and therefore the legality and correctness of the orders passed by the Land Tribunal insofar as survey No.143 is concerned was questioned by the respondent No.7 before this Court. This Court by Order dated 27.02.2017 held that the impugned order insofar as the respondent No.7 is concerned was passed without hearing him. Accordingly, the order dated 25.11.1988 passed by the Land Tribunal was quashed and set aside only insofar as survey No.143 is concerned. The matter was remanded back to the Land Tribunal for reconsideration insofar as survey No.143 is concerned.



Now, after the matter was remanded at the hands of this Court, the Land Tribunal has reconsidered the matter and has held that insofar as 6 acres and 15 guntas of land belonging to Sri T.Pujappa is concerned in Survey No.143, there was no application filed by the applicant and neither Sri T.Pujappa nor his legal heirs were parties to the proceedings earlier and therefore the Tribunal arrived at a conclusion that insofar as Survey No.143 measuring 6 acres and 15 guntas is concerned, since there is no application filed in Form No.7 as against Sri T.Pujappa or his legal heirs, the earlier order passed by the Tribunal in respect of Survey No.143 was held as bad in law. Nevertheless, the Tribunal has proceeded to reject the application even in respect of Survey No.137/1 measuring 1 acre 13 guntas and 137/2 measuring 2 acres 8 guntas. This is the reason why the petitioners are before this Court being aggrieved of that portion of the order where the occupancy rights granted earlier in respect of Survey No.137/1 and 137/2 has been rejected by the Tribunal.



3. Learned Senior counsel Sri S.N.Ashwathanarayana appearing on behalf of the petitioners submits that the matter was remanded back to the Tribunal to reconsider the matter insofar as survey No.143 is concerned and there was no occasion for the Land Tribunal to reject the application insofar as survey Nos.137/1 and 137/2 are concerned. However, insofar as survey No.143 is concerned, it is the contention of the petitioners that late Sri N.Krishna Reddy had also filed the application in Form No.7 in respect of 2 acres in survey No.143 which was also purchased by Sri Akbar Basha, in a proceedings in O.S.No.342/1968 which was a suit filed by Akbar Basha against Smt.Venkatamma. Smt. Venkatamma had purchased 2 acres of land in Survey No.143 from Smt. Munishamachar. The court executed a Sale Deed dated 19.09.1970 in favour of Sri Akbar Basha.

4. Learned Senior Counsel Vikram.A.Huilgol appearing for the contesting respondents submits that insofar as Survey Nos.137/1 and 137/2 are concerned, the



contesting respondents have no say. The contesting respondents are only concerned with Survey No.143, which is not the subject matter of the application filed in Form No.7 and therefore to the extent of rejection of the application insofar as Survey No.143 is concerned, the impugned order has to be upheld.

5. During the course of these proceedings, the parties were directed to consider the settlement, since there was no dispute insofar as Survey No.143 belonging to T.Pujappa is concerned, the petitioners have filed a joint memo while clearly stating that the petitioners are not claiming any rights in respect of the land granted to late T.Pujappa in Survey No.143 of Khajisonnenahalli is concerned.

6. It is now brought to the notice of this Court that the revenue entries have been rectified by the Tahsildar and insofar as Survey No.143 is concerned, the entire extent of 6 acres 15 guntas is now standing in the name of



the legal heirs of late T.Pujappa. Therefore, there is nothing further to be directed in so far as the revenue entries are concerned. It is therefore clear that the lands granted to Sri T. Pujappa, was never the subject matter of the litigation before the Land Tribunal in the application filed by Sri N. Krishna Reddy. The contention of the respondent No.7 who is the legal heir of Late Sri T.Pujappa is therefore to be upheld that when the lands granted to Sri T.Pujappa was never the subject matter of the litigation before the Land Tribunal, no portion of the order passed by the Land Tribunal should affect the rights of the legal heirs of late T.Pujappa insofar as 6 acres and 15 guntas is concerned in Survey No.143.

7. The confusion has prevailed since the original survey number in which lands were granted to Sri T.Pujappa to an extent of 6 acres 15 guntas is said to be survey No.100 and subsequently survey No.143 is also shown in respect of the lands that were granted to Sri T.Pujappa and to the land belonging to Sri N.Krishna



Reddy. The total extent of land in survey No.143 is definitely more than 6 acres 15 guntas. It is now informed that Sy.No.143 has a total extent of 12 acres.

8. In that view of the matter, the writ petition is ***partly allowed.*** The impugned order passed by the Land Tribunal is accordingly quashed and set aside. However, it is clarified that the lands belonging to T.Pujappa and his legal heirs including respondent No.7 to an extent of 6 acres 15 guntas in Survey No.143, shall not be disturbed, having regard to the recent mutation order passed by the revenue authorities. Nevertheless, a direction is hereby issued to the revenue authorities namely the Deputy Commissioner, Bengaluru Urban District and the concerned Assistant Director of Land Records to assign a separate number to 2 acres of land in survey No.143, which is the land which was purchased by Sri Akbar Basha and in whose favour a sale deed was executed by the court. A separate number shall be assigned to the said lands and the RTC now standing in the name of the private



**NC: 2026:KHC:12043
WP No. 18848 of 2025**

respondents herein in Survey No.143 to the extent of 6 acres 15 guntas is hereby confirmed. The entire exercise of assigning a new survey number to the lands belonging to Sri N.Krishna Reddy and the petitioners herein shall be concluded as expeditiously as possible and at any rate within a period of two months from the date of receipt of a copy of this order.

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

KLY
CT: JL



IN THE HIGH COURT OF KARNATAKA AT BENGALURU

[SRI. N. KRISHNAREDDY AND OTHERS VS. STATE OF KARNATAKA
AND OTHERS]

29.04.2026

(VIDEO CONFERENCING / PHYSICAL HEARING)

CORAM: HON'BLE MR. JUSTICE R DEVDAS

ORDER ON I.A.NO.1/2026

Though this matter was disposed of on 26.02.2026, an application has been filed at the hands of respondent No.7 in I.A.No.1/2026 seeking modification of the order.

2. Sri. Vikram A. Huilgol, learned Senior counsel appearing for respondent No.7, submits that this Court has recorded the fact that the contesting respondents are only concerned with Sy.No.143, which is not the subject matter of the application filed in Form No.7 filed at the hands of the petitioners. It was clear to this Court that since the earlier owner of the property which is claimed by the petitioners had succeeded in a suit for specific performance and in respect of property belonging to Smt. Venkatamma, the petitioners cannot claim any part of the property belonging to Sri T.Pujappa.



3. Having that in mind, while disposing of the writ petition, this Court quashed and set aside the impugned orders passed by the Land Tribunal. It was clarified that the lands belonging to Sri T. Pujappa and his legal heirs, including respondent No.7 to an extent of 6 acres 15 guntas in Sy.No.143, should not be disturbed by the petitioners. Further, directions were issued to the revenue authorities, viz., the Deputy Commissioner, Bangalore Urban District and the concerned Assistant Director of Land Records, to assign a separate number to 2 acres of land in Sy.No.143, which is the land which was purchased by Sri Akbar Basha, in terms of a sale deed executed by the Court in respect of property which was earlier belonged to Smt. Venkatamma. Directions were issued to assign a separate number to the said lands belonging to the petitioners.

4. In view of the directions issued by this Court, the Tahsildar and the Survey Settlement Authorities i.e., the Assistant Director of Land Records, surveyed the property in question and found that Sy.No.143 had a total extent of



6 acres and 15 guntas only and not 12 acres, as was stated by the learned Senior counsel appearing for the petitioner. The Tahsildar and the Assistant Director of Land Records therefore found it difficult to implement the directions issued by this Court, as 2 acres of land which belonged to the petitioner in Sy.No.143 cannot be separately identified, since the entire extent of 6 acres 15 guntas originally belonging to Sri T. Pujappa now belongs to the private respondents herein. Therefore, this application has been filed seeking modification of the earlier order passed by this Court.

5. During the previous dates of hearing, this Court called upon the Tahsildar and the ADLR to furnish certain information, more particularly the total extent of land in old Sy.No.100 and the further phodes/divisions and new survey numbers assigned in the said old Sy.No.100. Information was supplied by the revenue authorities. It was brought to the notice of this Court that in Sy.No.143, the Survey settlement records showed the name of the Sri T. Pujappa as the kardadar to the entire extent of 6 acres



15 guntas. This Court further directed the Tahsildar to place information before this Court to say from whom Smt. Venkatamma claimed properties and in which survey number. Today, the learned Additional Government Advocate submits on instructions that the claim of Smt. Venkatamma, was in old Sy.No.129 and new Sy.Nos.129/2, 129/4, 137/1 and 137/2.

6. At this juncture, learned counsel for the petitioners submits that in the sale deed executed by the Court in favour of Sri Akbar Basha, as found at Annexure-P dated 19.09.1970, in the schedule, it is shown as 2 acres in Sy.No.100, Re-survey No.143 and the western boundary is that of Sri T. Pujappa.

7. Having regard to the material placed before this Court, this Court is of the considered opinion that the survey settlement records clearly show that, from the beginning, the name of Sri T. Pujappa has been entered in the karda in respect of 6 acres and 15 guntas of land.



8. It is also clear that Smt. Venkatamma had purchased lands and the survey settlement records indicate that the previous owners were either Sri. R. Krishna Rao or Sri. Venkataramanachari, both of whom had properties in Sy.No.129. Therefore, any claim on behalf of Smt. Venkatamma will arise only in Sy.No.129 and the four survey numbers which have been noticed herein above, viz., Sy.Nos.129/2, 129/4, 137/1 and 137/2. At any rate, no claim can arise from Smt. Venkatamma insofar as Sy. No.143 is concerned. There appears to be some mistake in the Sale Deed executed by the Court in favour of Sri Akbar Basha in mentioning the Re-Survey number.

9. At this juncture, learned Counsel for the petitioners submits that the petitioners have filed a suit in O.S.No.1775/2025 on the file of the III Addl. Senior Civil Judge, Bengaluru Rural District, seeking declaration and permanent injunction against respondent No.7 and the predecessors-in-title of the petitioners and therefore, the learned Counsel submits that any observations made by



this Court in this writ petition will prejudice the interest of the petitioner in the suit.

10. On hearing the learned Counsel for the petitioners, learned Senior Counsel Sri Vikram Huilgol for respondent No.7, learned Additional Government Advocate and on perusing the material placed on record pursuant to I.A.No.1/2026, this Court is of the considered opinion that the directions earlier given by this Court to the Tahsildar and the concerned ADLR was based on the submission made by the learned Senior Counsel appearing for the petitioner that Sy.No.143 had a total extent of 12 acres of land. This information is found to be incorrect.

11. The revenue records, survey settlement records clearly indicate that the total extent of land in Sy.No.143 is only 6 acres 15 guntas. It is also not disputed that the entire extent of 6 acres 15 guntas in Sy.No.143, was the subject matter of litigation in PTCL proceedings which has ended in favour of respondent No.7 in W.P.Nos.12843/2025 and 14207/2025.



12. In that view of the matter, this Court would recall the earlier directions issued to the Deputy Commissioner, Bengaluru Urban District, and the concerned Assistant Director of Land Records to assign a separate number to 2 acres of land in Sy.No.143 which was purchased by Sri Akbar Basha. Liberty is hereby reserved to the petitioners to work out their remedy before the Civil Court in the suit already filed by the petitioners seeking declaration of title.

13. A further clarification is required insofar as Sy.Nos.137/1 and 137/2 is concerned. Learned Senior Counsel Sri Vikram Huilgol appearing for respondent No.7 submits while pointing out to paragraphs No.2 and 3 of the order passed by this Court that since respondent No.7 had no claims insofar as Sy.No.137/1 and 137/2 is concerned, this Court has already recorded the submission that the rejection of the application in Form No.7 filed by the petitioner insofar as Sy.Nos.137/1 and 137/2 is concerned was not called for.

14. Respondent No.7 has no claim insofar as Sy.Nos.137/1 and 137/2 is concerned. To that extent the



order passed by the Land Tribunal regarding Sy.No.137/1 and 137/2 is hereby set aside. The concerned Tahsildar and the Assistant Director of Land Records shall now identify the entire extent of 6 acres 15 guntas in Sy.No.143 for the benefit of respondent No.7 herein.

All contentions are left open before the Trial Court.

Accordingly, I.A.No.1/2026 stands disposed of.

Sd/-
(R DEVDAS)
JUDGE

TMP/JT
List No.: 2 SI No.: 21