



IN THE HIGH COURT OF KARNATAKA AT BENGALURU

DATED THIS THE 27TH DAY OF FEBRUARY, 2026

BEFORE

THE HON'BLE MR. JUSTICE R DEVDAS

WRIT PETITION NO. 46789 OF 2013 (SC-ST)

C/W

WRIT PETITION NO. 29434 OF 2012 (SC-ST)

WRIT PETITION NO. 8469 OF 2013 (SC-ST)

IN WP No. 46789/2013

BETWEEN:

SRI M. VEERABHADRAIAH
S/O VEERAPPAIAH
AGE 80 YEARS
R/O VEERABHADRA NILAYA
NEAR KHB COLONY, T R NAGARA
CHALLAKERE TOWN
CHITRADURGA DISTRICT-577 522

...PETITIONER

(BY SRI. SWAMINATHAN R., ADVOCATE)

AND:

1. THE STATE OF KARNATAKA
BY ITS COMMISSIONER & SECRETARY
DEPARTMENT OF REVENUE
MULTISTORIED BUILDINGS
BANGALORE - 560001.
2. THE DEPUTY COMMISSIONER
CHITRADURGA DISTRICT
CHITRADURGA - 577 501.
3. THE ASSISTANT COMMISSIONER





CHITRADURGA SUB-DIVISION
CHITRADURGA - 577 501.

4. THE CHIEF OFFICER
TOWN MUNICIPAL COUNCIL
CHALLAKERE TOWN
CHALLAKERE 577 522.
5. SMT THIMMAKKA
D/O LATE SRI CHALLAKERIAH
CHALLAKERE TOWN
CHITRADURGA DISTRICT 577 522.
6. SRI C PAPAIAH
S/O SRI PAPAIAH
AGED 56 YEARS
R/A DR AMBEDKAR NAGAR
SOMUGUDDU ROAD, CHALLAKERE TOWN
CHITRADURGA DISTRICT 577 522.
7. SMT SUSHEELAMMA
W/O LATE SRI THIMMAIAH
AGED 64 YEARS
R/A SOMUGUDDU ROAD
DR AMBEDKAR ROAD,
CHALLAKERE TOWN
CHITRADURGA DISTRICT 577 522

...RESPONDENTS

(BY SRI. V.SESHU., HCGP FOR R1 TO R3
SRI. MANOJ M. NAIK., ADVOCATE FOR
SRI. A.NAGARAJAPPA., ADVOCATE FOR R5 TO R7)

THIS W.P. IS FILED UNDER ARTICLES 226 & 227 OF THE CONSTITUTION OF INDIA PRAYING TO QUASH THE IMPUGNED ORDER DT.11.1.2007 AND THE ORDER DT.26.6.2004 RESPECTIVELY PASSED BY THE R-3 VIDE ANNEX-J & K AFTER DECLARING THEM AN ILLEGAL AND OPPOSED TO THE PRINCIPLES OF NATURAL JUSTICE AND DIRECT THE R-3 TO FIX UP THE LAND VALUE IN ACCORDANCE WITH ANNEX-H AND AS DIRECTED BY THIS HON'BLE COURT AND TO COLLECT THE SITAL VALUE ON PRO-RATA BASIS PER ACRE AND ETC.,



IN WP NO. 29434/2012

BETWEEN:

1. SMT N ROOPA
AGED ABOUT 35 YEARS
W/O SRI RAMACHANDRAPPA
R/O BANJAGERE VILLAGE
THALUK HOBLI, CHALLAKERE TALUK
CHITRADURGA-577522.
2. SRI CHANDRANNA
AGED ABOUT 58 YEARS
S/O LATE KENGAPPA
R/O BANJAGERE VILLAGE
THALUK HOBLI, CHALLAKERE TALUK
CHITRADURGA-577522.
3. SRI C AJJAPPA
AGED ABOUT 59 YEARS
S/O SRI CHIKKANNA
R/O NO.M I G I A GROUP
"MATHAPITRU NILAYA",
KARNATAKA HOUSING BOARD
KALLAHALLI 2ND STAGE
VINOBHA NAGAR
SHIMOGGA-577533.
4. SRI KASHIVISHWANATH
AGED ABOUT 50 YEARS
S/O P M GURUSIDHAIAH
R/O PARASHURAMAPURA
CHALLAKERE
CHITRADURGA DISTRICT.
5. SRI M R AMBALANNA
AGED ABOUT 50 YEARS
S/O MARI RANGAPPA
R/O NO.2008/141
SRI RANGANATHA NILAYA
18TH CROSS, T B BADAVANE



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VIDYANAGARA
DAVANAGERE 577 005

6. SRI Y R GOVINDAREDDY
AGED ABOUT 57 YEARS
S/O Y RAMAREDDY
R/O RAMAJOGIHALLI
CHALLAKERE TALUK
CHITRADURGA DISTRICT-577522.

...PETITIONERS

(BY SRI. R. SWAMINATHAN., ADVOCATE)

AND:

1. THE STATE OF KARNATAKA
BY ITS COMMISSIONER
AND SECRETARY
DEPARTMENT OF REVENUE
MULTISTORIED BUILDING
BANGALORE 560 001.
2. THE DEPUTY COMMISSIONER
CHITRADURGA DISTRICT
CHITRADURGA 577 501
3. THE ASSISTANT COMMISSIONER
CHITRADURGA SUB DIVISION
CHITRADURGA
4. THE CHIEF OFFICER
TOWN MUNICIPAL COUNCIL
CHALLAKERE TOWN
CHALLAKERE
5. SMT THIMMAKKA
D/O LATE SRI CHALLAKERIAH
CHALLAKERE TOWN
CHITRADURGA DISTRICT
6. SRI C PAPAIAH
AGED ABOUT 56 YEARS



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S/O SRI PAPAIAH
R/A DR AMBEDKAR NAGAR
SOMUGUDDU ROAD
CHALLAKERE TOWN
CHITRADURGA DISTRICT-577522.

7. SMT SUSHEELAMMA
AGED ABOUT 64 YEARS
W/O LATE SRI THIMMAIAH
R/A SOMUGUDDU ROAD
DR AMBEDKAR ROAD
CHALLAKERE TOWN
CHITRADURGA DISTRICT-577522.

...RESPONDENTS

(BY SRI.V.SESHU., HCGP FOR R1 TO R3
SRI. MANOJ M. NAIK., ADVOCATE FOR
SRI. A.NAGARAJAPPA., ADVOCATE FOR R5 TO R7
SRI. KAUSHIK S.KAREGOUDAR., ADVOCATE FOR
SMT. BHAVANA G.K., ADVOCATE FOR R4)

THIS WP IS FILED UNDER ARTICLES 226 & 227 OF
THE CONSTITUTION OF INDIA PRAYING TO QUASH THE
IMPUGNED ORDER DT.11.1.07 & THE ORDER DT.26.6.04,
RESPECTIVELY PASSED BY THE R3 IS MARKED AS ANN-J &
K AFTER DECLARING THEM AS ILLEGAL & OPPOSED TO
THE PRINCIPLES OF NATURAL JUSTICE AND DIRECT THE
R3 TO FIX UP THE LAND VALUE IN ACCORDANCE WITH
THE NOTIFICATION ISSUED BY THE SUB-REGISTRAR,
CHALLAKERE FIXING THE LAND VALUE IN ACCORDANCE
WITH ANN-H AND ETC.,

IN WP NO. 8469/2013

BETWEEN:

1. B VENKATESH REDDY
S/O B. AIYAPPA
AGE 80 YEARS
R/O RAMAJOGIHALLI
CHALLAKERE TALUK
CHITRADURGA DISTRICT-577522.



2. SMT. PADMAVATHI
D/O SHIVAMURTHY
AGE 42 YEARS
R/O INJANAHATTI
CHALLAKERE TALUK
CHITRADURGA DISTRICT-577522.
3. SRI T. THIMMAIAH
S/O THIMMANNA
AGED 54 YEARS
R/O NO.28, SREB-28
DAAVANAGERE.
4. SMT H. PRABHAVATHAMMA
W/O LATE B. RAMANJANAYA GUPTA
AGE 64 YEARS
R/O SRI GURUPRUPA
1ST CROSS, JOGIMUTT ROAD
CHITRADURGA.
5. SRI K.H. SRINIVASA
S/O LATE M. HANUMANTHAIAH
AGE 32 YEARS
T.N.KOTE POST
PARASHUMAPURA HOBLI
CHALLAKERE TALUK
CHITRADURGA DISTRICT.
6. SMT. M.S. BHARATHMATHA
W/O M.S. SHESHACHALA SETTY
AGED ABOUT 40 YEARS
SRI DHANALAKSHMI JEWELLARY MART
BANGALORE ROAD
CHALLAKERE – 577522.
7. SMT. M.R. GAYATHRI
W/O M.S. RAJAGOPAL
AGED ABOUT 42 YEARS
SRI DHANALAKSHMI JEWELLARY MART
BANGALORE ROAD



CHALLAKERE – 577522.

8. SMT. V. PARIJATHA
W/O LATE J.V. RANGANATHA SHETTY
AGE 59 YEARS
R/O NO.507, 3RD MAIN,
2ND FLOOR, BHAVANI NAGAR,
BANGALORE – 560019.
9. SRI P.K. KESHVAMURTHY
S/O LATE P.KAMBAIAH
C/O MAJJIGE RANGAPPA
AGE 59 YEARS
R/O HEGGEREVILLAGE
SANEKERE POST
CHELLAKERE TALUK
CHITRADURGA DISTRICT-577522.

...PETITIONERS

(BY SRI. R SWAMINATHAN., ADVOCATE)

AND:

1. THE STATE OF KARNATAKA
BY ITS COMMISSIONER
AND SECRETARY
DEPARTMENT OF REVENUE
MULTISTORIED BUILDINGS
BANGALORE 560001.
2. THE DEPUTY COMMISSIONER
CHITRADURGA DISTRICT
CHITRADURGA – 577501.
3. THE ASSISTANT COMMISSIONER
CHITRADURGA SUB-DIVISION
CHITRADURGA DISTRICT- 577501.
4. THE CHIEF OFFICER
TOWN MUNICIPAL COUNCIL
CHALLAKERE TOWN,
CHALLAKERE 577522



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5. SMT. THIMMAKKA
D/O LATE SRI CHALLAKERAIAH
CHALLAKERE TOWN,
CHITRADURGA DISTRICT 577522
6. SRI C. PAPAIAH
S/O SRI PAPAIAH
AGED 56 YEARS
R/A DR. AMBEDKAR NAGAR
SOMUGUDDU ROAD
CHALLAKERE TOWN
CHITRADURGA DISTRICT 577522
7. SMT. SUSHEELAMMA
W/O LATE SRI THIMMAIAH
AGED 64 YEARS
R/A SOMUGUDDU ROAD
DR. AMBEDKAR NAGAR
SOMUGUDDU ROAD
CHALLAKERE TOWN
CHITRADURGA DISTRICT 577522

...RESPONDENTS

(BY SRI.SESHU.V., HCGP FOR R1 TO 3
SRI.MANOJ M. NAIK., ADVOCATE FOR
SRI. A.NAGARAJAPPA., ADVOCATE FOR R5 TO R7
SRI.KAUSHIK S.KAREGOUDAR., ADVCOATE FOR
SMT. BHAVANA G.K., ADVOCATE FOR R4)

THIS W.P. IS FILED UNDER ARTICLE 226 OF THE
CONSTITUTION OF INDIA PRAYING TO QUASH THE
IMPUGNED ORDER DATED 11.1.2007 AND THE ORDER
DATED 26TH JUNE 2004 RESPECTIVELY PASSED BY THE 3RD
RESPONDENT VIDE ANNEXURE-J & K AFTER DECLARING
THEM AN ILLEGAL AND OPPOSED TO THE PRINCIPLES OF
NATURAL JUSTICE AND ETC.,

THESE PETITIONS, COMING ON FOR PRELIMINARY
HEARING IN 'B' GROUP, THIS DAY, ORDER WAS MADE
THEREIN AS UNDER:



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CORAM: HON'BLE MR. JUSTICE R DEVDAS

ORAL ORDER

Learned counsel for the petitioners submits that the case of the petitioners stand covered by a decision of a Co-ordinate bench of this Court in Writ Petition No.24602/2015 and connected matters, which were disposed of on 25.11.2020. Learned counsel prays for similar orders.

2. The Co-ordinate bench, in its order has culled out paragraphs No.9 and 10 of the orders passed in WP No. 11619-11637 of 2011, which reads as follows;

"9. Secondly it is contended that this Court in its order in W.P. Nos. 37061-37062/2002 directed respondent No. 3 to fix the market value of the land as per the value fixed by the revenue department in their notification under the provisions of the Karnataka Stamp Act for the purpose of registration of sale deeds. On the other hand respondent No. 3 Assistant Commissioner determined the market value of the sites and as



such the same is contrary to the directions issued by this Court. Again I decline to accept this contention of the learned counsel for the petitioners. A reading of the directions issued by this Court in W.P. Nos. 37061-37062/2002 specifies that respondent No. 3 has to determine the market value of the sites purchased by the petitioners as on the date of passing the order on 08.01.2004. Respondent No. 3 on securing the necessary material and by taking in to consideration the relevant dates, the conversion of agricultural lands into sites and formation of layout etc., determined the market value. Therefore the impugned order is strictly in compliance with the directions issued by this Court and the same cannot be said to be arbitrary or illegal.

10. The impugned orders are passed on 26.06.2004 and the petitioners have not filed any appeal before the Deputy Commissioner. The order of the Deputy Commissioner – Annexure D specifies that an appeal was filed by one Radhakrishna Shetty and he is not a party in these writ petitions. Further it is seen



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from the record that a notification was issued on 25.09.2006 informing all the purchasers of the sites to pay sital value failing which to restore the lands to the legal representatives of the original grantee. Since some of the notices were not served on the purchasers of sites newspaper publication was issued on 09.03.2007. Except one purchaser of site remaining purchasers failed to deposit the sital value. Consequently the lands were resumed and handed over to the legal representatives of the original grantee as per Annexure R-5(1) and R-5(2). Thereafter the legal representatives of the original grantee have sold some of the sites. In support of this contention respondents have produced encumbrance certificates as per Annexure R-5(3)(1) to R-5(3)(17). This material on record discloses that third party interest is involved and they are not parties before this Court."

3. It was noticed that against the order passed by the learned Single Judge, writ appeals were filed by the site owners in Writ Appeal Nos.2023-2071/2013, which



came to be disposed of by the Hon'ble Division Bench on 03.03.2015 observing thus;

10. The appellants who are beneficiaries of the order of this Court have not even deposited the market value though orders were passed long back. We are in 2015. Till today, the appellants have not paid the amount determined as per Annexures – J and K.

11. As stated supra, the appellants have not approached this Court with clean hands though sufficient time was given to deposit the money. The law of limitation applies to writ proceedings also and the orders or directions given in writ proceedings cannot be dragged on to any length of time for compliance orders or directions. The matter herein is of more than five years. We do not see any merit in these cases.

12. Accordingly, appeals are dismissed. Liberty is granted to the appellants to approach the Assistant Commissioner to permit them to deposit the amount as determined by the



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Assistant Commissioner with interest at 15% per annum. If such request is made, it is for the Assistant Commissioner to consider the same in accordance with law."

4. The afore-extracted judgment of the learned Division Bench applies to the case of the petitioners also, who are site owners. Hence, in terms of the observations of the Division Bench, the writ petitions are ***disposed of***.

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

KLY
CT: JL