



IN THE HIGH COURT OF KARNATAKA AT BENGALURU

DATED THIS THE 24TH DAY OF FEBRUARY, 2026

PRESENT

THE HON'BLE MR. JUSTICE D K SINGH

AND

THE HON'BLE MR. JUSTICE S RACHAIAH

WRIT APPEAL NO. 1174 OF 2024 (KLR-RES)

C/W

WRIT APPEAL NO. 1200 OF 2024 (KLR-RES)

IN WA No. 1174/2024

BETWEEN:

1. MS. MARIO ALPHONSE DIAS
D/O. R.S. DIAS
AGED ABOUT 74 YEARS
783,
2ND CROSS
BEHIND CANARA BANK
MARTHAHALLI POST
BANGALORE – 560 037.
REPRESENTED BY HER
GPA HOLDER
MR MANJUNATH J
S/O JKB SWAMY



...APPELLANT

(BY SRI. S KALYAN BASAVARAJ, ADVOCATE)

AND:

1. STATE OF KARNATAKA



DEPARTMENT OF REVENUE
VIKASA SOUDHA
BENGALURU – 560 001.
BY ITS PRINCIPAL SECRETARY

2. JOINT DIRECTOR OF LAND RECORDS
CITY SURVEY
SOUTH DIVISION
K R CIRCLE
BENGALURU – 560 001.
3. ASSISTANT DIRECTOR OF LAND RECORDS
CITY SURVEY TEAM (2),
BENGALURU
K.R. CIRCLE,
BENGALURU - 560 001.
4. ENQUIRY OFFICER
CITY SURVEY TEAM (2)
K R CIRCLE
BENGALURU – 560 001.
5. T HARRY DIAS
S/O THOMAS SEBASTIAN
NO 591,
1ST 'A' CROSS
BHUVANESHWARINAGAR
R T NAGAR
BENGALURU- 560 032.
6. MARIO ELIZABETH
D/O T HARRY DIAS
NO 591,
1ST 'A' CROSS
BHUVANESHWARNAGAR
R T NAGAR



BENGALURU – 560 032.

7. SHEELA ANISH
W/O. LATE C N KRISHNAMURTHY
KAMALA MANSIONS
NO 1,
CONNAUGHT ROAD
VASANTHNAGAR
BANGALORE – 560 001.
8. LORD CHRISTOPHER LAWRES DIAS
S/O LATE R S DYAS
783,
2ND CROSS
BEHIND CANARA BANK
MARATHALALI POST
BENGALURU – 560 037.
9. MARIYO PETER DIAS
D/O LATE R.S.DYAS
3/1,
6TH CROSS
SUBEDAR PALYA
YESHWANTHPUR
BENGALURU – 560 022.
10. ASSISTANT REVENUE OFFICER
BBMP
VASANTHNAGAR
SUB DIVISION
QUEENS ROAD
SHVIAJIGNAGAR
BENGALURU – 560 002.
11. SMT. KAMALABAI EDUCATION TRUST
CONNAGUHT ROAD



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WA No. 1174 of 2024
C/W WA No. 1200 of 2024

MILLER TANK BUND ROAD
VASANTHNGAR
BENGALURU – 560 001.
REPRESENTED BY ITS PRESIDENT

...RESPONDENTS

(BY SRI. ARUNA G S, HCGP FOR R1-R4;
SRI. GANAPATHI BHAT VAJRALLI, ADVOCATE FOR R11;
SRI. RAJATH H V, ADVOCATE FOR R9;
R5, R6, R7 & R10 ARE SERVED AND UNREPRESENTED;
NOTICE TO R8 & R9 ARE D/W)

THIS WRIT APPEAL IS FILED U/S 4 OF THE KARNATAKA
HIGH COURT ACT PRAYING TO CALL FOR THE RECORDS IN WP
NO.24790/2022 ON THE FILE OF THE LEARNED SINGLE JUDGE
OF THIS HON'BLE COURT AND SET ASIDE THE ORDER DATED
24/01/2023 PASSED IN WP NO.24790/2022 ON THE FILE OF
THE LEARNED SINGLE JUDGE OF THIS HON'BLE COURT AND
ETC.,

IN WA NO. 1200/2024

BETWEEN:

1. MS. MARIO ALPHONSE DYAS
S/O R.S. DYAS
AGED ABOUT 74 YEARS,
THE SUMMIT,
NO.27, SANKEY ROAD,
HIGH GROUNDS,
BENGALURU – 560 001.



**NC: 2026:KHC:11502-DB
WA No. 1174 of 2024
C/W WA No. 1200 of 2024**

REP. BY ITS GPA HOLDER
MR. MANJUNATH J,
S/O JKB SWAMY

...APPELLANT

(BY SRI. S KALYAN BASAVARAJ, ADVOCATE)

AND:

1. JOINT DIRECTOR OF LAND RECORDS
CITY SURVEY,
SOUTH DIVISION,
K.R.CIRCLE,
BENGALURU – 560 002.
2. ENQUIRY OFFICER
CITY SURVEY TEAM (2)
K.R.CIRCLE,
BENGALURU – 560 002.
3. SMT. KAMALA BAI EDUCATION TRUST
CONNAUGHT ROAD,
MILLER TANK BUND ROAD,
VVASANTH NAGAR
BENGALURU – 560 001.
REPRESENTED BY ITS PRESIDENT
4. THE COMMISSIONER,
BRUHAT BANGALORE
MAHANAGARA PALIKE,
N.R.SQUARE,
BENGALURU – 560 020.
5. THE ASST. REVENUE OFFICER
BRUHAT BANGALORE
MAHANAGARA PALIKE,
WARD NO.78,



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VASANTH NAGAR
BENGALURU – 560 052.

6. THE TAHSILDAR
BENGALURU NORTH TALUK,
BENGALURU – 560 001.

...RESPONDENTS

(BY SRI. ARUNA G S, HCGP FOR R1, R2 & R6;
SRI. GANAPATHI BHAT VAJRALLI, ADVOCATE
FOR R3 & R12;
SRI. K B MONESH KUMAR, ADVOCATE FOR R4 & R5;
BBMP IS SERVED)

THIS WRIT APPEAL IS FILED U/S 4 OF THE
KARNATAKA HIGH COURT ACT PRAYING TO CALL FOR THE
RECORDS IN WP NO.28521/2023 ON THE FILE OF THE
LEARNED SINGLE JUDGE OF THIS HON'BLE COURT AND
SET ASIDE THE ORDER DATED 09/07/2024 PASSED IN WP
NO.28521/2023 ON THE FILE OF THE LEARNED SINGLE
JUDGE OF THIS HON'BLE COURT AND ETC.,

THESE APPEALS, COMING ON FOR ORDERS, THIS DAY,
JUDGMENT WAS DELIVERED THEREIN AS UNDER:

CORAM: HON'BLE MR. JUSTICE D K SINGH
and
HON'BLE MR. JUSTICE S RACHAIAH



ORAL JUDGMENT

(PER: HON'BLE MR. JUSTICE D K SINGH)

Writ Appeal No.1174/2024 has been filed impugning the order dated 24.01.2023 passed by the learned Single Judge in Writ Petition No.24790/2022 preferred by the petitioner/respondent No.11 herein.

Writ Appeal No.1200/2024 has been filed impugning the order dated 09.07.2024 passed by the learned Single Judge in Writ Petition No.28521/2023 preferred by the petitioner/appellant herein.

2. The learned counsel for the appellants submits that though they were parties before the writ court, but they were not served and the impugned judgment and order came to be passed without effecting service on them.

2(i) The next submission of the learned counsel for the appellants is that the observation of the learned Single Judge that the Joint Director of Land Records would not have the power to survey the property situated within the city limits of Bengaluru, may come in his way to get his property surveyed.



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3. We are of the considered view that it is the City Survey Authorities which are the power to survey the properties situated within the limits of the Bangalore City and not the Joint Director of Land Records or any authorities under the Director of Land Records. If the appellants have title over the property and they want to get it surveyed, they should approach the City Survey Authorities, and not the Joint Director of Land Records.

With this clarification, we ***dispose*** of both appeals.

In view of the disposal of the appeals, pending I.As., do not survive for consideration and the same are disposed of.

Sd/-
(D K SINGH)
JUDGE

Sd/-
(S RACHAIAH)
JUDGE

BSS
List No.: 1 Sl No.: 19