



IN THE HIGH COURT OF KARNATAKA AT BENGALURU

DATED THIS THE 25TH DAY OF FEBRUARY, 2026

BEFORE

THE HON'BLE MR. JUSTICE SURAJ GOVINDARAJ

WRIT PETITION NO. 34026 OF 2025 (LB-RES)

BETWEEN:

1. SRI.B.L.HARIGOWDA
S/O.B.H.LAKSHMANA GOWDA,
AGED ABOUT 56YEARS,
RESIDENT OF NO.8, 1ST MAIN,
BINNY LAYOUT,
NEAR GOODWILL APARTMENT,
CHANDRA LAYOUT,
BENGALURU-560 040.

...PETITIONER

(BY SRI. BALARAJ A.C.,ADVOCATE)

AND:

1. THE STATE OF KARNATAKA
REPRESENTED BY ITS
PRINCIPAL SECRETARY TO GOVERNMENT,
URBAN DEVELOPMENT DEPARTMENT,
VIKASA SOUDHA,
DR. B.R.AMBEDKAR VEEDHI,
BENGALURU-560 001.
2. THE COMMISSIONER,
RAMANAGARA URBAN DEVELOPMENT
AUTHORITY, NO.39,
BENGALURU-MYSURU ROAD
(NEXT TO MINI VIDHANA SOUDHA)
RAMANAGARA TOWN,





RAMANAGARA-562 159.

...RESPONDENTS

(BY SMT. SPOORTHY V., HCGP FOR R1,
SRI.KIRAN KUMAR, ADVOCATE FOR R2)

THIS W.P. IS FILED UNDER ARTICLES 226 AND 227 OF THE CONSTITUTION OF INDIA PRAYING TO DIRECT THE R-2 TO EXTEND THE BENEFIT OF THE ORDER PASSED BY THE CO-ORDINATE BENCH OF THIS HONBLE COURT IN W.P.NO. 49370 OF 2015 DTD. 21.07.2017 CONFIRMED BY HONBLE SUPREME COURT IN S.L.P NO. 15905 OF 2018 DTD. 10.07.2018 AND OF THE ORDER PASSED IN W.P.NO. 45700 OF 2019 DTD. 19.02.2025 AND TO EXECUTE LEASE CUM SALE AGREEMENT AND ALSO REGISTERED SALE DEED IN RESPECT OF THE SITE NO. 311 ALLOTTED IN FAVOUR OF THE PETITIONER MOREFULLY DESCRIBED BELOW IN THE SCHEDULE UNDER ALLOTMENT LETTER BEARING NO. NIL. DTD. 01.02.2010 VIDE ANNEX-M, N, O AND B.

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

CORAM: HON'BLE MR. JUSTICE SURAJ GOVINDARAJ

ORAL ORDER

1. The petitioner is before this Court seeking for the following reliefs;

- a) *Issue any writ, order or direction, directing the R2 to extend the benefit of the Order passed by the co-ordinate Bench of this Hon'ble Court in W.P.No.49370 of 2015 dated: 21.7.2017 confirmed by Hon'ble Supreme Court in S.L.P. No.15915 of 2018 dated 10.7.2018 and of the order passed in W.P.No.45700 of 2019 dated 19.2.2025 and to execute lease cum sale Agreement and also*



registered sale deed in respect of the Site No.311 allotted in favour of the petitioner morefully described below in the schedule under allotment letter bearing No. Nil dated 1.202010 vide Annexure-M, N, O and B;

b) Pass any other order or reliefs as this Hon'ble Court deems fit in the circumstances of the case, in the interest of justice and equity.

2. Learned counsel for the petitioner submits that though there is a delay in payment of monies, the said delay is not extraordinary and as such he submits that this issue having been delt with by the Co-ordinate Bench of this Court in WP No.49370/2015 dated 21.07.2017 which has been confirmed in Slp.No.15905/2018 dated 10.07.2018 respondents may be directed to execute necessary sale deed in favour of the petitioner.
3. A perusal of the orders indicated above as also the orders passed in WP No.45700/2019 establish that this Court having permitted payment of the balance amount and directed the execution of the sale deed.
4. In the present case, the petitioner has already made payment of due amount.Hence, the question of any



such direction would not arise. In that view of the matter, I pass the following;

ORDER

- i. The writ petition is ***allowed***.
- ii. Respondent is directed to execute the lease-cum-sale agreement and also raise sale deed in respect of site No.311 allotted in favour of petitioner as per the Schedule mentioned thereto, within a period of six weeks from date of receipt copy of this order, subject to however the condition of the petitioner making payment of all charges statutory and otherwise including betterment charges.

**Sd/-
(SURAJ GOVINDARAJ)
JUDGE**