



CNR: KAHC010123312025

NC: 2026:KHC:55933
WP No. 6366 of 2025

IN THE HIGH COURT OF KARNATAKA AT BENGALURU

DATED THIS THE 06TH DAY OF OCTOBER, 2026

BEFORE

THE HON'BLE MR. JUSTICE E.S.INDIRESH

WRIT PETITION NO. 6366 OF 2025 (KLR-RES)

BETWEEN:

1. M/S UNISHIRE PROMOTERS PVT LTD
A COMPANY REGISTERED UNDER
THE INDIAN COMPANIES ACT, 1956
AND HAVING ITS ADMINISTRATIVE OFFICE
AT NO.36, UNISHRE SQUARE
RAILWAY PARALLEL ROAD
NEHRU NAGAR
BENGALURU – 560020.

PRESENTLY AT
NO.42, CASTLE STREET
ASHOK NAGAR
BENGALURU – 560025.
REP BY ITS AUTHORISED SIGNATORY
SRI. PRATIK K. MEHTA.

2. MR. KIRTI MEHTA
SON OF KANTILAL MEHTA
AGED ABOUT 68 YEARS.
3. MR. PRATIK K. MEHTA
S/O MR. KIRTI MEHTA
AGED ABOUT 42 YEARS.
4. MR. VINAY K. MEHTA
S/O KIRTI K. MEHTA

Digitally
signed by
CHAYA S A
Location:
HIGH COURT
OF
KARNATAKA



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AGED ABOUT 38 YEARS.

RESPONDENTS NO.2 TO 4 ARE
R/AT NO.36, RAILWAY PARALLEL ROAD
NEHRU NAGAR
BENGALURU - 560020.

CURRENT ADDRESS
NO.42, CASTLE STREET
ASHOK NAGAR
BENGALURU - 560025.

...PETITIONERS

(BY SRI. G.S. VENKAT SUBBA RAO, ADVOCATE)

AND:

1. STATE OF KARNATAKA
REP BY ITS PRINCIPAL SECRETARY
DEPARTMENT OF REVENUE AND COMMERCE
VIDHANA SOUDHA
BENGALURU - 560001.
2. THE DEPUTY COMMISSIONER
BANGALORE URBAN DISTRICT
BENGALURU - 560064.
3. THE TAHSILDAR
MINI VIDHANA SOUDHA
YELAHAKA
BENGALURU - 560064.
4. KARNATAKA REAL ESTATE REGULATORY AUTHORITY
NO 1/14



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2ND FLOOR, SILVER JUBLIEE BLOCK
UNITY BUILDING
CSI COMPOUND, 3RD CROSS
MISSION ROAD
BENGALURU - 560027
REP. BY ITS CHAIRMAN.

5. MS. JANAKI RAMAKRISHNAN
D/O C.H. RAMAKRISHNAN
AGED ABOUT 58 YEARS
R/AT FLAT GC, SCOTTSDALE
APARTMENTS, HAINESS ROAD
FRAZER TOWN
BENGALURU – 560095.

...RESPONDENTS

(BY SRI. ADITYA DIWAKARA, AGA FOR R1 TO R3;
SRI. GOWTHAMDEV C. ULLAL, ADVOCATE FOR R4;
SRI. G. UDHAYAKUMAR, ADVOCATE FOR R5)

THIS WRIT PETITION IS FILED UNDER ARTICLES 226
AND 227 OF THE CONSTITUTION OF INDIA, PRAYING TO
QUASH THE IMPUGNED ORDER DATED 16.01.2025 BEARING
NO. MSC(RE)(RERA)CR/29/2023-24, ISSUED BY THE
TAHSILDAR, YELAHANKA TALUK, BENGALURU, I.E.,
RESPONDENT NO.3 HEREIN, VIDE ANNEXURE-A.

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

CORAM: HON'BLE MR. JUSTICE E.S.INDIRESH



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ORAL ORDER

1. In this writ petition, the petitioners are assailing the order dated 16.01.2025 passed by respondent No.3-Tahsildar, vide Annexure-A.

2. Heard Sri. G. S. Venkat Subba Rao, learned counsel appearing for the petitioners; Sri. Shamanth Naik, learned Additional Government Advocate appearing for the respondent-State; Sri. Gowthamdev C. Ullal, learned counsel appearing for respondent No.4 and Sri. G. Udhayakumar, learned counsel appearing for respondent No.5.

3. Sri. G. S. Venkat Subba Rao, learned counsel appearing for the petitioners, contended that the impugned order of attachment and sale of the entire project by the respondent-authorities is contrary to law. He further submitted that there is no basis for issuing the order of attachment at Annexure-A by



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respondent No.3 and, accordingly, sought interference of this Court.

4. Per contra, Sri. G. Udhayakumar, learned counsel appearing for respondent No.5, submitted that pursuant to the order of attachment at Annexure-A, the respondent-authorities conducted a spot inspection and the said order of attachment has been executed on 21.03.2025. Thereafter, respondent No.3 addressed a letter dated 16.03.2026 to the Assistant Revenue Officer, Greater Bengaluru Authority, Byatarayanapura Ward, Bengaluru, requesting to conduct an auction in respect of the flats mentioned in the sale agreement. It is further submitted by the learned counsel appearing for respondent No.5 referring to the letter dated 19.09.2025, that the jurisdictional Sub-Registrar had addressed a letter to



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respondent No.3 requesting him to conduct an auction in respect of the subject property.

5. Accordingly, it is submitted that the order of attachment has already been acted upon by respondent No.3 and that the petitioners had challenged the final order passed by respondent No.4 in appeal, which came to be dismissed on 23.08.2025, and the same has attained finality. Therefore, he sought dismissal of the writ petition.

6. Sri. Aditya Diwakara, learned Additional Government Advocate, sought to justify the order passed by respondent No.3-Tahsildar.

7. In the light of the submissions made by the learned counsel appearing for the parties, it is forthcoming that respondent No.2 has passed an order dated 10.04.2024 pursuant to the letter addressed by



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respondent No.4 dated 03.02.2024, as the petitioners herein had failed to pay the arrears due to respondent No.5.

8. It is also to be noted that the impugned order of attachment was passed on 16.01.2025 and, thereafter, respondent No.3 executed the notice and took possession of the subject land on 21.03.2025. Further, respondent No.3 addressed a letter to the authorities of the Greater Bengaluru Authority seeking further action for auctioning the flats, as is evident from the letter dated 16.03.2026 produced by learned counsel appearing for respondent No.5.

9. In that view of the matter, as the petitioners herein have not produced any material as to challenge the order passed by respondent No.4 and as the said order has attained finality the finality on 23.08.2025 as argued by the learned counsel appearing for the



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respondent No.5, that the appeal filed by the petitioners challenging the original order passed by respondent No.4, the petitioners cannot, at this stage, challenge the consequential order of attachment, as bad in law.

10. Therefore, I am of the view that no interference is called for in this writ petition. Accordingly, the writ petition stands ***dismissed***.

11. However, it is open for the petitioners to challenge the order passed by respondent No.4 in respect of the property in question, if they are otherwise entitled to do so in law.

Sd/-
(E.S.INDIRESH)
JUDGE

SB
List No.: 1 Sl No.: 58