

**IN THE SUPREME COURT OF INDIA
EXTRAORDINARY APPELLATE JURISDICTION**

Special Leave Petition (C) Nos.14998-14999 of 2025

SHANTHA SRINIVAS

....Petitioner(s)

VERSUS

M/S SUN RAMA EXPORTS PRIVATE LIMITED & ANR.

....Respondent(s)

WITH

SLP (C) Nos. 20121-20122 of 2025

ORDER

Application for impleadment is allowed.

2. The parties to the above Special Leave Petitions were referred for mediation before Hon'ble Mr. Justice A.S. Bopanna, former Judge of this Court.

3. The parties have entered into a settlement as attested by the learned Mediator. The same is extracted hereinbelow: -

"The Petitioners and Respondents submit that they have agreed to settle their disputes and differences amicably in the following terms.

1. Schedule "A" Property a converted land measuring 2 acres 11 Gunta's which is earmarked in the sketch annexed to this Joint Memo shall be conveyed by the Petitioner in SLP(C)20121 20122 of 2025 in favour of the Respondent No.1 Viz M/s Sun Rama Exports Private Limited in modification of the Judgment and Decree dated 4-4-2025

passed by the Hon'ble High Court in Regular First Appeal No. 178 of 2015 C/W Regular First Appeal CROB No. 19 of 2015. Schedule "A" Property is part of Survey No.33/2, Nagarur Village. Dasanapura Hobli Bengaluru North Taluq Viz Plaintiff Schedule Property. The Petitioner in SLP (C) 14998-14999 of 2025 shall be the confirming party to the said conveyance. A draft Sale Deed enclosed herewith is subject to approval by the Hon'ble Supreme Court of India.

2. The Stamp Duty, in respect of the said conveyance of Schedule "A" Property shall be borne by the Respondent No.1 Viz., M/s. Sun Rama Exports Private Limited.

3. The Respondent No.1 and all subsequent purchasers/developers of Schedule "A" Property shall have a permanent easementary rights without any hinderance whatsoever in respect of the road formed in the undeveloped residentially converted property (Non-agricultural residential purpose vide conversion order bearing No B.DIS.ALN.SR(N)53/90-91 dated 18-1-1991) in Survey No.34 measuring 0-10 (Ten) Guntas (10890 Sq.ft) and presently bearing Panchyat Khata No.1693/34 in the records of Dasanapura Gram Panchayath of Nagarur Village, Dasanapura Hobli, Nelmangala, Bengaluru North Taluq, Bengaluru District and bounded as follows morefully earmarked in the annexed sketch as Schedule "B" Property.

North: Private property Golden Palms

South: Remaining portion of Sy.No.34

East: Road and remaining portion of Sy. No.33

West. Private property & Sy. No.33

The said Schedule "B" Property is currently owned by Smt.K.M.Lakshmi W/o. Sri.G.Prasad Reddy. Sri.G. Prasad Reddy, the Petitioner in SLP(C)20121-20122 of 2025 shall get a Gift Deed executed and registered in his name by his wife Viz., Smt.K.M.Lakshmi in respect of Schedule "B" Property. After the same being executed and registered, a Compromise Petition shall be filed before the Hon'ble Supreme Court of India enshrining the terms contained in this joint memo.

The said Schedule "B" Property shall be part and parcel of the plaint schedule property. The parties to this Special Leave Petition and any subsequent purchasers of Schedule "A" Property shall have absolute rights to use the Schedule "B" Property as an access road.

4. The Respondent No.1 to this Special Leave Petition and any subsequent purchasers/developers of Schedule "A" Property shall have permanent easementary rights without any hindrance whatsoever to use the road formed in the Plaint Schedule Property The said road formed in the Plaint Schedule Property is earmarked in the annexed Sketch as Schedule "C" Property. In modification of the Judgment and Decree dated 4-4-2025, passed by the Hon'ble High Court in Regular First Appeal No. 178 of 2015 C/W Regular First Appeal CROB. No. 19 of 2015, the title and possession in respect of the converted area of the Plaint Schedule Property which is utilized for formation of road shall remain with the Petitioner in SLP(C)20121-20122 of 2025 and he shall take appropriate steps to relinquish the said Schedule "C" Property to the Competent Authority as per the prevailing applicable statutes, rules and regulations.

5. In modification of the Judgment and Decree dated 4-4-2025, passed by the Hon'ble High Court in Regular First Appeal No.178 of 2015 C/W Regular First Appeal CROB No. 19 of 2015, the possession and title in respect of converted land Schedule "D" Property measuring 1 Acres 0.81 Guntas and 12.33 Guntas equivalent to 1.3285 acres which is earmarked as such in the annexed sketch shall remain with the Petitioner in SLP(C)20121 20122 of 2025. Schedule "D" Property is part of Survey No.33/2, Nagarur Village, Dasanapura Hobli, Bengaluru North Taluq Viz., Plaint Schedule Property.

6. The arch which is more fully depicted in the annexed sketch as "Point "A" shall be removed and moved to "Point "B" which is earmarked in the sketch annexed Just to be clear "Point "B" is the area which is in the Layout formed by Petitioner Viz., Mr.G.Prasad Reddy.

7. The Respondent has deposited a sum of Rs.54,80,000 (Rupees Fifty Four Lakhs Eighty Thousand Only) before the Hon'ble Civil Court on 15-3-2012 in O.S.No.271/2009 in respect of the balance sale consideration and vide order dated 13-2-2015 the Hon'ble Civil Court in O.S.No.271/2009 directed to deposit the said amount in a fixed deposit and accordingly, the Chief Manager, State Bank of Mysore, Nelamang Branch, Bangalore District has collected the cheques issued by the Hon'ble Civil Court in compliance of the said order and kept in fixed deposit. In modification of the Judgment and Decree dated 4-4-2025, passed by the Hon'ble High Court in Regular First Appeal No.178 of 2015 C/W Regular First Appeal CROB.No 19 of 2015, the Respondent No.1, Viz., M/s. Sun Rama Exports Private Limited shall be entitled to get a refund in a sum of Rs.34,59,692 (Rupees thirty four lakhs fifty nine thousand six hundred and ninety two only) from out of the said deposited principal amount of Rs.54,80,000 (Rupees Fifty Four Lakhs Eighty Thousand Only) which is in proportion to the land sharing arrangement in terms of this joint memo being in the ratio of 63.13% of land share (2 Acres 11 Guntas). The Respondent No.1, Viz., M/s. Sun Rama Exports Private Limited shall also be entitled to the corresponding interest accrued on the said principal amount in the same ratio of 63.13% as on the date of withdrawal.

Similarly, the Petitioner in SLP(C)20121-20122 of 2025 shall also be entitled to a sum of Rs 20.20,308 (Rupees Twenty Lakh Twenty Thousand Three Hundred and Eight Only) which is in proportion to the land sharing arrangement in terms of this joint memo being in the ratio of 36.87% of land share (1 Acres 0.81 Guntas and 12.33 Guntas equivalent to 1.3285 acres). Similarly, the Petitioner in SLP(C)20121-20122 of 2025 shall also be entitled to the corresponding interest accrued on the said principal amount in the same ratio of 36.87% as on the date of withdrawal.

The above shall be in modification of the Judgment and Decree dated 4-4-2025, passed by the Hon'ble High Court

in Regular First Appeal No.178 of 2015 C/W Regular First Appeal CROB. No. 19 of 2015.

8. Petitioner in SLP(C)20121-20122 of 2025 and Respondent No. 1, M/s. Sun Rama Exports Private Limited be permitted to withdraw the said respective amounts along with interest accrued on the said deposit in the respective proportions as enshrined above.

9. The parties shall file a Compromise Petition enshrining the above terms before the Hon'ble Supreme Court of India.”

4. The parties shall within 4 weeks from the date of this Order, carry out the terms of the agreement and they shall also make appropriate application before the Trial Court for disbursal of the amounts deposited before that court in O.S. No. 271/2009, in accordance with Paragraph No.7 of the above referred mediated settlement.

5. With our deepest gratitude to the learned Mediator, we dispose of the above Special Leave Petitions in terms of the Joint Settlement dated 16.12.2025, arrived at between the parties.

..... J.
(J.B. PARDIWALA)

..... J.
(K. VINOD CHANDRAN)

**NEW DELHI;
AUGUST 24, 2026.**

ITEM NO.23

COURT NO.6

SECTION IV-A

S U P R E M E C O U R T O F I N D I A
RECORD OF PROCEEDINGS

Petition for Special Leave to Appeal (C) Nos. 14998-14999/2025

[Arising out of impugned final judgment and order dated 04-04-2025 in RFA No. 178/2015 04-04-2025 in RFA CROB No. 19/2015 passed by the High Court of Karnataka at Bengaluru]

SHANTHA SRINIVAS

Petitioner(s)

VERSUS

M/S SUN RAMA EXPORTS PRIVATE LIMITED & ANR.

Respondent(s)

FOR ADMISSION

IA No. 158711/2025 - APPLICATION FOR VACATION OF INTERIM ORDER

IA No. 246598/2026 - INTERVENTION/IMPLEADMENT

IA No. 198107/2025 - PERMISSION TO FILE ADDITIONAL
DOCUMENTS/FACTS/ANNEXURES

WITH

SLP(C) No. 20121-20122/2025 (IV-A)
FOR

Date : 24-08-2026 These matters were called on for hearing today.

CORAM :

HON'BLE MR. JUSTICE J.B. PARDIWALA
HON'BLE MR. JUSTICE K. VINOD CHANDRAN

For Petitioner(s) :Mr. Srijan Sinha , AOR
Mr. Himanshu Chaubey, Adv.
Mr. Siddharth Garg, Adv.
Mr. Rishi Chouksey, Adv.
Ms. Surbhi Jain, Adv.

M/S. Edictum Law & Co., AOR
Mr. Srijan Sinha, Adv.
Mr. Himanshu Chaubey, Adv.
Mr. Siddharth Garg, Adv.

Mr. Rishi Chouksey, Adv.
Ms. Surbhi Jain, Adv.

For Respondent(s) : Mr. Ashish Batra, AOR

UPON hearing the counsel the Court made the following
O R D E R

1. Application for impleadment is allowed.
2. The Special Leave Petitions are disposed of in terms of the signed order.
3. Pending application(s), if any, shall stand disposed of.

(CHANDRESH)
ASTT. REGISTRAR-cum-PS

(POOJA SHARMA)
COURT MASTER (NSH)

(Signed order is placed on the file)