

**(SHOW CAUSE NOTICE BEFORE ADMISSION)
IN THE HIGH COURT FOR THE STATE OF TELANGANA
AT HYDERABAD**

THURSDAY, THE NINETEENTH DAY OF FEBRUARY
TWO THOUSAND AND TWENTY SIX

:PRESENT:

**THE HONOURABLE SMT JUSTICE RENUKA YARA
WRIT PETITION NO: 3625 OF 2026**

Between:

BHEL Mayfair Mutually Aided Co-operative Housing Society, Represented by its President Sri. Thammu Srinivas Rao S/o.T. Narayana Rao Aged 57 years, Occ. Employee R/o. H.No.2435, First Floor, MIG-1(OLD MIG,) BHEL, Ramachandrapuram, Hyderabad - 502032.

Petitioner

AND

1. The State of Telangana, Rep. by its Principal Secretary, Municipal Administration and Urban Development Department, Secretariat, Hyderabad.
 2. Real Estate Regulatory Authority, Appellate Tribunal Represented by its Registrar, MCRD Bhavan, Road No. 25, Jubilee Hills Hyderabad 500033.
 3. Sri. Suresh Babu Rajoli, S/o. Nagappa Rajoli, aged about 42 years Occ. Employee, R/o. A 108, Aparna Sarovar Zenith, Nallagandla, Serilingampally, Hyderabad, Telangana 5000446.
 4. Mayfair Visista Villa Owners Mutually Aided Co-op Maintenance Society Ltd., Rep. by its President Mr. Hari Naidu Alugubilli BHEL Mayfair Villas, 1st Floor, Club House, Sheriguda, Kondakal Village, Shankarpally Mandal, Ranga Reddy district 501203.
 5. M/s. Greenmark Properties @ Greenmark, Developers Plot No.26, Jubilee Enclave, Hitech City, Madhapur, Hyderabad 500084.
 6. The Commissioner and Registrar of Co-operative Societies, Telangana State, 3rd Floor, Gruha Kalpa, Nampally, Hyderabad
 7. The Joint Registrar Inquiry Officer, Faculty TG Union Office, Abids Road, Hyderabad
 8. Real Estate Regulatory Authority, Rep. by its Secretary, DTCP Building Ground Floor, 640, AC Gaurds, Masab Tank Opp. PTI Building, Hyderabad.
- (Respondent No. 8 is a formal Party in this WP) Respondents

Respondents

WHEREAS the Petitioner above named through its Advocate Sri Madhusudhan Reddy Pasunoor presented this Writ Petition under Article 226 of the Constitution of India praying that in the circumstances stated in the affidavit filed therewith, the High Court may be pleased to issue a Writ, order or direction more particularly one in the nature of Writ of Mandamus declaring the order dated 12/1/2026 passed in TA No.8/2025 by the 2nd Respondent i.e., Telangana Real Estate Appellate Tribunal, Hyderabad U/s.53 (4) (d) of RERA Act 2016 as illegal and arbitrary without jurisdiction and set aside the same consequently declare the

proceedings in Rc.No.477/206-HSG-MACS dated 28/1/2026 issued by the 6th Respondent i.e., Commissioner and Registrar of Cooperative Societies U/s.29 (2) of MACS Act,1995 against the Petitioner as illegal and set aside the same.

AND WHEREAS the High Court upon perusing the petition and affidavit filed herein and upon hearing the arguments of Sri Madhusudhan Reddy Pasunoor Advocate for the Petitioner, directed issue of notice to the Respondents herein to show cause as to why this WRIT PETITION should not be admitted.

You viz:

1. The Principal Secretary, Municipal Administration and Urban Development Department, Secretariat, State of Telangana, Hyderabad.
2. The Registrar, Real Estate Regulatory Authority, Appellate Tribunal, MCRD Bhavan, Road No. 25, Jubilee Hills Hyderabad 500033.
3. Sri Suresh Babu Rajoli, S/o. Nagappa Rajoli, aged about 42 years Occ. Employee, R/o. A 108, Aparna Sarovar Zenith, Nallagardla, Serilingampally, Hyderabad, Telangana 5000446.
4. Mr. Hari Naidu Alugubilli, President Mayfair Visista Villa Owners Mutually Aided Co-op Maintenance Society Ltd., BHEL Mayfair Villas, 1st Floor, Club House, Sheriguda, Kondakal Village, Shankarpally Mandal, Ranga Reddy district 501203.
5. M/s. Greenmark Properties @ Greenmark, Developers Plot No.26, Jubilee Enclave, Hitech City, Madhapur, Hyderabad 500084.
6. The Commissioner and Registrar of Co-operative Societies, Telangana State, 3rd Floor, Gruha Kalpa, Nampally, Hyderabad
7. The Joint Registrar Inquiry Officer, Faculty TG Union Office, Abids Road, Hyderabad

are directed to show cause on or before 20.03.2026 to which date the case stands posted as to why in the circumstances set out in the petition and the affidavit filed therewith (copy enclosed) this WRIT PETITION should not be admitted.

IA NO: 1 OF 2026

Petition under Section 151 CPC praying that in the circumstances stated in the affidavit filed in support of the petition, the High Court may be pleased to stay all further proceedings in Rc.No.477/206-HSG-MACS dated 28.1.2026 passed by the 6th Respondent i.e., Commissioner and Registrar of Cooperative Societies, pending disposal of WP No. 3625 of 2026, on the file of the High Court.

**The Court made the following
ORDER:**

Issue notice to the respondents.

Personal notice is permitted.

Learned counsel for the petitioner submits that this Court has passed order dated 01.09.2025 in SA RERA No.2 of 2025 remanding TA No.8 of 2025 back to the Telangana Real Estate Appellate (TREA) Tribunal for fresh consideration with respect to who is responsible for handing over the case to respondent Nos.4 and 5. After remand an enquiry was order by TS-RERA appellate authority with a direction to produce the records of the petitioner which are not relevant for the purpose of resolving the issue involved.

In the circumstances, stay granted on all further proceedings in pursuant to letter dated 02.02.2026 issued by the Joint Registrar-respondent No.7 to the petitioner till the next date of hearing.

List on 20.03.2026.

Sd/- AHMAD ABDULLA KHAN
ASSISTANT REGISTRAR

//TRUE COPY//


SECTION OFFICER

To,

1. The Principal Secretary, Municipal Administration and Urban Development Department, Secretariat, State of Telangana, Hyderabad.
2. The Registrar, Real Estate Regulatory Authority, Appellate Tribunal, MCRD Bhavan, Road No. 25, Jubilee Hills Hyderabad 500033.
3. Sri Suresh Babu Rajoli, S/o. Nagappa Rajoli, aged about 42 years Occ. Employee, R/o. A 108, Aparna Sarovar Zenith, Nallagandla, Serilingampally, Hyderabad, Telangana 5000446.
4. Mr. Hari Naidu Alugubilli, President Mayfair Visista Villa Owners Mutually Aided Co-op Maintenance Society Ltd., BHEL Mayfair Villas, 1st Floor, Club House, Sheriguda, Kondakal Village, Shankarpally Mandal, Ranga Reddy district 501203.
5. M/s. Greenmark Properties @ Greenmark, Developers Plot No.26, Jubilee Enclave, Hitech City, Madhapur, Hyderabad 500084.
6. The Commissioner and Registrar of Co-operative Societies, Telangana State, 3rd Floor, Gruha Kalpa, Nampally, Hyderabad
7. The Joint Registrar Inquiry Officer, Faculty TG Union Office, Abids Road, Hyderabad

(Addressess 1 to 7 by SPAD- along with the copy of the petition and affidavit)

8. One CC to SRI MADHUSUDHAN REDDY PASUNOOR Advocate [OPUC]
9. Two CCs to GP FOR MCPL ADMN URBAN DEV, High Court at Hyderabad.
[OUT]
10. One spare copy

HIGH COURT

RY,J

DATED:19/02/2026

LIST ON 20.03.2026

NOTICE BEFORE ADMISSION

WP.No.3625 of 2026

STAY

