



[3488]

**IN THE HIGH COURT FOR THE STATE OF TELANGANA
AT HYDERABAD**

**WEDNESDAY, THE TWENTY SECOND DAY OF APRIL
TWO THOUSAND AND TWENTY SIX**

PRESENT

**THE HONOURABLE THE CHIEF JUSTICE SRI APARESH KUMAR SINGH
AND
THE HONOURABLE SRI JUSTICE G.M. MOHIUDDIN**

**REV.IA.No.4 OF 2026
IN
WRIT APPEAL NO: 195 OF 2026**

Between:

1. M/s. SRL Builders & Developers, office at Plot No. 276, Raghavendra Colony, Kondapur Serilingampally Ranga Reddy district, rep. by its partners
 - i) Inturi Lakshmana Rao, S/o.Parvathalu Aged about 40 years, Occ. Business, R/o.H.No.1-83, Kancharagunta Kandukur Mandal, Prakasam District.
 - ii) Nalluri Sreenu S/o.Nalluri Ramaiah, Aged about 52 years, Occ. Business, R/o.H.No.1-111/B/276, Raghavendra Colony, Kandukur, Prakasam District.
2. Smt. Unnam Jyothi, W/o. Unnam Venkateswarlu, Aged about 46 years, Occ. House Wife, R/o.H.No.7-1-414/27, To 30, Flat No.603, Sai Dhamam Apts., Srinivas Colony, East Lane, Ameerpet, Hyderabad - 500016.
3. Ponnaganti Venkateswarlu, S/o Kotaiah, Aged 52 years, Occ. Business, R/o H.No.1-45 Edlurupadu village, Jarugumalli Mandal, Prakasam district - 523260.
4. Gurram Venkata Narendra, S/o Venkateswarlu, Aged 26 years, occ. Business, R/o Plot No. 201-60/1, Kalidasu Vari veedhi, Kandukur, Prakasam district. - 523105.
5. Kothuri Venkata Subba Rao, S/o Lalshminarayana, Aged about 45 years, Occ. Business, R/o H.No. 3-97, Main Road, Near Water Tank, Pokuru, Prakasam district.- 523113.
6. Smt Narayana Padmaja, W/o. Venkateswarlu, Aged 47 years, Occ. House Wife R/o Puretipalle, Gudluru Mandal, Prakasam district.-523281.
7. Battini Bala Krishna, S/o Battini Malakondaiah, Aged about 42years, Occ. Business R/o H.No. -45 Singamanenipalli, Voletivaripalem, Prakasam district-523116.
8. Manohar V V Golla, S/o. Haribabu Golla, Aged about 31 years, Occ. Business, R/o H.No.20-2-30/1, Sahithi Chidlren Hospital, Kalidasu vari Veedhi, Kandukur, Prakasam district-523105.



9. M/s Raja Developers and Builders, having Its office at Plot No. 182 and 183, Flat No. 504, Eenadu Heights, Eenadu society and colony, Kukatpally, Medchal Malkajgiri district.-500072 Rep.by its Managing partner Ramesh Inturi Sio Kondaiah Inturi, Aged 40 years, Occ. Business, R/o.H.No.5-19-1, Badevaripalem Village. Voletivaripalem Mandal Prakasam District.
10. Kamineni papa Rao, S/o. late K.Raghavaiah, Aged about 71 years, Occ. Service, R/o H.No.1-121/HDT/C/106, Flat No. 106, Hemadurga Towers, C-block, Opp. Talkie Town, Miyapur, Hyderabad. -500049.
11. Smt. Arumalla Bhargavi, W/o. A.Venkateswara Reddy, Aged about 51 years, Occ. House Wife R/o H.No. 1-12/AL/502, Flat No. 502, Apple Lily, Nallagandla, Beside Nallagandla Flyover, Serilingampally, Ranga Reddy district.-500019.
12. Kamineni papa Rao, S/o. late K.Raghavaiah, Aged about 71 years, Occ. Service, R/o H.No.1-121/HDT/C/106, Flat No. 106, Hemadurga Towers, C-block, Opp. Talkie Town, Miyapur, Hyderabad. -500049.
13. Davuluri Subba Rao, S/o D. Venkateswarlu, Aged 62 years, Occ. Business R/o Sakhavaram Village, Prakasam district.-523113.
14. Smt. R.Swapna, W/o R.Sainath Goud, Aged about 38 years, Occ. House wife R/o H.No.8-3-105, 2nd Bazar, Secunderabad. -500003.
15. Lokesh Sriram Meka, S/o M.V.Rama Rao Chowdary, Aged about 29 years, Occ. Business R/o H.No.2-22-148/C, Plot No. 11, Near Hanuman Temple, Subhodaya colony, Kukatpally, Hyderabad. - 500072.
16. Nalluri Lakshmirajyam, W/o, Nalluri Sreenu, Aged about 48 years, Occ. House Wife, R/o. H.No. 1-111/B/276, Raghavendra colony Opp. RTA office Kondapur, Serilingampally, Ranga Reddy district. -500084.
17. Dacharla Hari Babu, S/o Thirupathaiah Aged about 39 years. Occ. Buiness R/o H.No. 1-52, Nukavartam Badevaripalem village, Voletivaripalem mandal. Prakasam district. - 523113.
18. Nalluri Subba Rao, S/o Peddakotaiah, Aged about 44 years, Occ. Buiness R/o H.No.5-41, Kancharagunta, Kandukuru mandal, Prakasam district. - 523113
19. Inturi Lakshmana Rao, S/o Parvathalu, aged about 40 years, Occ. Business R/o H.No. 1-83 Kancharagunta, Kandukur Mandal, Prakasam district. - 523113.
20. Smt. Malleswari, W/o. D.Brahma Reddy, Aged about 48 years. Occ. House wife. R/o Kollipara village and Mandal. Guntur district. -522304.
21. Kolli Srinivas Reddy, S/o Kolli Venkateswara Reddy, Aged 41 years, Occ. Employee R/o Flat No. 203 Plot No. 40, Balaji Swarnapuri colony, Moti Nagar, Erragadda, Hyderabad. - 500018.
22. Gurram Naga Venkata Datadri, S/o Venkateswarlu aged 25 years, Occ. Business R/o H.No 201-60/1, Kalidasu vari St. Kandukur, Prakasam district. - 523105.
23. Inturi Ramesh, S/o Kondaiah Inturi, Aged 40 years, Occ. Business, R/o H.No. Flat NO.201 Plot No.115, K.P.H.B. Colony Medchal-Malkajgiri District.
24. Venkata Rama Rao Madala, S/o Late China Kondayya Madala, Aged about 70 years, Occ. Business R/o H.No. 1-8-629/100/2Rt, Prakashnagar, Begumpet, Hyderabad - 500016.
25. Bathini Madhava Rao, S/o Bathini Veera Swamy, Aged 42years, Occ. Pvt. Employee R/o Badevaripalem village, Nekunampuram, Pokur, Prakasam district. -523113.



26. Venkata kalyana Rao Vunnam, S/o Suraiah, Aged about 42 years, occ. Business R/o H.No. 2-45, Chouta palem, Prakasam District - 523 109.
27. Venkata Kalyana Rao Vunnam, S/o.Suraiah, Aged about 42 years, occ. Business R/o H.No. 2-45, Chouta palem, prakasam district. -523109.
28. Jesta Raveendra, S/o. Jesta Kotu, Aged about 40 years, Occ. Business, R/o.Flat No.103, Sai Pujitha Residency Community Hall Lane, AS Rajunagar Colony, Kukatpally, Hyderabad - 500 072.
29. A. Krishna Rao, S/o A. Singaiah Aged 45 years, Occ. Business R/o. H.No.5-38, Ippagunta Village Ramalayam Street, Ponnaluru Mandal, Prakasam District - 523 109.
30. Smt. Gurram Dhanalakshmi, W/o. Chinna Brahmaiah Aged about 52 years, Occ. House Wife R/o H.No .2-63, Dappalampadu, Gudluru Mandal, Prakasam District - 523 113.
31. Chalamalasetti Seshachalam, S/o Late Ch. Anjaiah Aged 67 years, Occ. Business, R/o. H.No. 16-31-9, MIG-1, 188, 9th Phase, KPHB Colony, Kukatpally Hyderabad.-500085.
32. B.Onkarappa, S/o.Late B.Eswaraiah, Aged about 47 years, Occ. Business, R/o.Flat No.203, Sri Sai Nikethan, Opp. MNR school, Kukatpally, Hyderabad - 500 072.
33. Arikatla Srinivasa Rao, S/o Singaiah Aged about 47 years, Occ. Business, R/o H.No.5-38, Ippagunta Ponnaluru, Prakasam District - 523 109.

...REVIEW PETITIONERS/RESPONDENTS No.1-33

AND

1. V.Manohar Rao, S/o Ananthaiah Aged about 85 years Occ . Senior Citizen, R/o H.No. 1 -1 /A/4, Sy.No.295, Mallampet, Main Road, Dundigal-Gandimaisamma Mandal, Medchal - Malkajgiri District.
2. M/s ASPIRE SPACE Infra, LLP Office at H No 8-2-293/A/217/A/1,2 and 3, Road No.17 Jubilee Hills Hyderabad Rep by its Managing Partner T.V. Narsimha Reddy S/o T V Venkata Subbaiah, Occ: Business, R/o H.No.45-198 East Anand Bagh Near Andhra Bank NMDC colony Secunderabad.

...RESPONDENTS/APPELLANTS No.1-2

3. The State of Telangana, Rep. by its Principal Secretary, Revenue Department, Secretariat Buildings, Hyderabad.
4. The Commissioner and Director, Survey, Settlement and Land Records, Hyderabad.
5. The Dist. Collector, Medchal-Malkajgiri Dist.
6. The Dist. Collector, Sanga Reddy Dist.
7. The Hyderabad Metropolitan Development Authority, Swarnajayanthi Complex, Ameerpet, Hyderabad, Rep by its Commissioner.

...RESPONDENTS



2026:TSHC:3710-DB

Petition under Section 114 R/w order XLVII of CPC praying that in the circumstances stated in the affidavit filed in support of the petition, the High Court may be pleased to review the order passed in WA No.195 of 2026 dated 18.03.2026, in the interest of justice

**Counsel for the Appellant Nos.1 TO 10 AND 12 TO 32: SRI A.VENKATESH,
SENIOR COUNSEL FOR SRI A.PRABHAKAR RAO**
**Counsel for the Appellant Nos.11 & 33: SRI G.MOHAN RAO, SENIOR COUNSEL
FOR SRI MOHD. ANWAR ALI**
**Counsel for the Respondent Nos.1 & 2: SRI VEDULA SRINIVAS, SENIOR
COUNSEL FOR SRI K.RAMAKRISHNA**
Counsel for the Respondent Nos.3 TO 6: GP FOR REVENUE
**Counsel for the Respondent No.7: SRI V.SIDDHARTHA GOUD FOR
SRI V.NARASIMHA GOUD, SC FOR HMDA**

The Court made the following: ORDER



2026:TSHC:3710-DB

IN THE HIGH COURT FOR THE STATE OF TELANGANA
AT HYDERABAD

THE HON'BLE THE CHIEF JUSTICE SRI APARESH KUMAR SINGH
AND
THE HON'BLE SRI JUSTICE G.M.MOHIUDDIN

REVIEW I.A.No.4 of 2026
IN
WRIT APPEAL No.195 of 2026

DATED: 22.04.2026

Between:

M/s. SRL Builders and Developers,
Rep., by its Partners, Kondapur, Serilingampally,
Ranga Reddy District and 32 others.

... Review Petitioners

AND

V. Manohar Rao and 6 others.

... Respondents

ORDER:

Mr. A. Venkatesh, learned Senior Counsel represents Mr. A. Prabhakar Rao, learned Counsel for review petitioner Nos.1 to 10 and 12 to 32.

Mr. G. Mohan Rao, learned Senior Counsel represents Mr. Mohd. Anwar Ali, learned counsel for review petitioner Nos.11 and 33.

Mr. Vedula Srinivas, learned Senior Counsel represents Mr. Ramakrishna, learned counsel for respondent Nos.1 and 2/appellants in the writ appeal.

Mr. V. Siddhartha Goud, learned counsel represents Mr. V. Narasimha Goud, learned Standing Counsel for Hyderabad Metropolitan Development Authority appears for respondent No.7.

2. This review application is directed against the judgment dated 18.03.2026 passed in W.A.No.195 of 2026.

3. Learned Senior Counsels for the review petitioners submit that the writ appeal was listed along with W.P.No.37830 of 2025 as the matters were connected. Writ appeal was preferred by respondent Nos.6 and 7 in the writ petition against the order dated 20.11.2025 passed by the learned writ Court in W.P.No.35305 of 2025. whereby the writ petition was disposed of at the admission stage without notice to the said respondent Nos.6 and 7 by directing respondent Nos.3 and 4/District Collector of Medchal Malkajgiri and Sanga Reddy districts respectively, in the writ petition to conduct survey of two villages i.e.. Mallampet Gandimaisamma-Dundigal Mandal, Malkajgiri-Medchal District and Bollaram Village, Jinnaram Mandal, Sangareddy District, for fixation of boundaries and to submit a detailed report in terms of letter dated 27.09.2025 received from respondent No.2/Commissioner and Director of Survey, Settlement and Land Records, Hyderabad. On the same day, i.e., on 18.03.2026, in another W.P.No.37830 of 2025, this Court after pronouncing the order in W.A.No.195 of 2026 setting aside the impugned judgment dated 20.11.2025 passed in W.P.No.35305 of 2025 directed the said writ petition to be placed before the learned writ Court along with W.P.No.37830 of 2025. However, when the reasoned order was uploaded, it transpires that W.P.No.35305 of 2025 was disposed of after recording the findings which were not only limited to the



question of lack of opportunity to the appellants before the learned writ Court but also on the merits of the matter. In this background, the present review has been filed.

4. It is submitted that since the writ appeal was apparently allowed only on the ground of lack of notice by setting aside the impugned order dated 20.11.2025 and W.P.No.35305 of 2025 was ordered to be listed along with W.P.No.37830 of 2025, the impugned order dismissing W.P.No.35305 of 2025 may be recalled. It is further submitted that in such circumstances, observations on the merits of the case of the parties made in the impugned judgment may also be recalled.

5. We have heard learned Senior Counsels for the review petitioners, and learned Senior Counsel for the appellants, who are respondent Nos.6 and 7 in the writ petition.

6. It appears upon perusal of the impugned judgment that the order of the learned writ Court was challenged on the ground that without notice to the appellants/respondent Nos.6 and 7 in the writ petition, the writ petition was disposed of directing the District Collectors of Medchal-Malkajgiri and Sangareddy districts to act upon the letter dated 27.09.2025 addressed by respondent No.2 and conduct a comprehensive survey of two villages i.e., Mallampet Gandimaisamma-Dundigal Mandal, Malkajgiri-Medchal District and Bollaram Village, Jinnaram Mandal, Sangareddy District, for fixation of boundaries after issuing notices to all the interested parties, considering



objections, if any, raised by all the concerned parties, as expeditiously as possible, strictly in accordance with law. This Court, however, proceeded to make observations on merits of the case and while allowing the appeal by setting aside the impugned order dated 20.11.2025 also dismissed W.P.No.35305 of 2025. Apparently, the writ appeal was allowed only on the point of lack of reasonable opportunity or notice to the appellants. The writ petition was to be remitted to the learned writ Court for deciding the matter afresh. The order passed in the connected W.P.No.37830 of 2025 on the same date reinforces the position that W.P.No.35305 of 2025 was remanded to the learned writ Court to be heard along with W.P.No.37830 of 2025. In such circumstances, an error apparent on the face of record has occurred while passing the impugned judgment dated 18.03.2026 in W.A.No.195 of 2026. As such, the impugned judgment is recalled.

7. Accordingly, this review application is allowed.

SD/- M.VIJAYA BHASKER
JOINT REGISTRAR

//TRUE COPY//

SECTION OFFICER

To

1. The Principal Secretary, Revenue Department, Secretariat Buildings, Hyderabad, State of Telangana.
2. The Commissioner and Director, Survey, Settlement and Land Records, Hyderabad.
3. The Dist. Collector, Medchal-Malkajgiri Dist.
4. The Dist. Collector, Sanga Reddy Dist.
5. The Commissioner, Hyderabad Metropolitan Development Authority, Swarnajayanthi Complex, Ameerpet, Hyderabad.
6. The Registrar (judicial-I) , High court for the state of Telangana, Hyderabad.
7. The Section Officer, Posting Section, High Court for the State of Telangana, at Hyderabad.
8. The Section Officer, Writ Division Bench Section, High Court for the State of Telangana, at Hyderabad.



2026:TSHC:3710-DB

9. One CC to SRI K.RAMA KRISHNA, Advocate [OPUC]
10. One CC to SRI A.PRABHAKAR RAO, Advocate [OPUC]
11. One CC to SRI MOHD. ANWAR ALI, Advocate [OPUC]
12. One CC to SRI V.NARASIMHA GOUD, SC FOR HMDA [OPUC]
13. Two CCs to GP FOR REVENUE, High Court for the State of Telangana, at
Hyderabad. [OUT]
14. Two CD Copies

PSK.

PSK. *AG*



2026:TSHC:3710-DB

2 DRAFTS

HIGH COURT

DATED: 22/04/2026



ORDER

**REV.IA.No.4 OF 2026
IN
WA.No.195 of 2026**

**ALLOWING THE REV.IA AND RECALLING THE WRIT
APPEAL WITHOUT COSTS**

(17) MT
30/4/26