



[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**

WRIT APPEAL NO: 195 OF 2026

Writ Appeal under clause 15 of the Letters Patent preferred against the Order dated. 20-11-2025, Passed in WP.No. 35305 of 2025. on the file of the High Court.

Between:

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.

...APPELLANTS/RESPONDENTS No.6 & 7

AND

1. M/S. SRL BUILDERS and 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-Malkajigiri 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.

...RESPONDENTS/WRIT PETITIONERS

34. The State of Telangana, Rep. by its Principal Secretary, Revenue Department, Secretariat Buildings, Hyderabad.
35. The Commissioner and Director, Survey, Settlement and Land Records, Hyderabad.
36. The Dist. Collector, Medchal-Malkajigiri Dist.
37. The Dist. Collector, Sanga Reddy Dist.



38. The Hyderabad Metropolitan Development Authority, Swarnajayanthi Complex, Ameerpet, Hyderabad, Rep by its Commissioner.

...RESPONDENTS/RESPONDENTS 1 TO 5

I.A. NO: 2 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 suspend the order of learned Single Judge in WP No.35305/2025, dt. 20.11.2025, pending disposal of the Writ Appeal.

I.A. NO: 5 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 suspend the operation of the order dated 18.03.2026 passed in WA No. 195 of 2026, pending disposal of the present review.

IA NO: 3 OF 2026

Between:

1. M/S. SRL BUILDERS and 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.
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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.

... PETITIONERS/RESPONDENTS

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 No.6 & 7/APPELLANTS

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, Sangha Reddy Dist.
7. The Hyderabad Metropolitan Development Authority, Swarnajayanthi Complex, Ameerpet, Hyderabad, Rep by its Commissioner.

...RESPONDENTS/RESPONDENTS 1 TO 5

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 vacate the orders dated 02.03.2026 in W.A.No.35305 of 2025 and dismiss the Writ Appeal No.195 of 2026.



2026:TSHC:3710-DB

**Counsel for the Appellants: SRI VEDULA SRINIVAS, SENIOR COUNSEL FOR
SRI K.RAMA KRISHNA**

**Counsel for the Respondent Nos.1 TO10 AND 12 TO 32: SRI A.VENKATESH,
SENIOR COUNSEL FOR SRI A.PRABHAKAR RAO**

**Counsel for the Respondent Nos.11 & 33: SRI G.MOHAN RAO, SENIOR COUNSEL
FOR SRI MOHD. ANWAR ALI**

Counsel for the Respondent Nos.34 TO 37: GP FOR REVENUE

**Counsel for the Respondent No.38: SRI V.SIDDHARTHA GOUD FOR
SRI V.NARASIMHA GOUD, SC FOR HMDA**

The Court made the following: JUDGMENT



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

WRIT APPEAL No.195 of 2026

DATED: 22.04.2026

Between:

V. Manohar Rao and another

... Appellants

AND

M/s. SRL Builders and Developers.
Rep.. by its Partners. Kondapur, Serilingampally,
Ranga Reddy District and 37 others

... Respondents

JUDGMENT:

Mr. Vedula Srinivas, learned Senior Counsel represents

Mr. Ramakrishna, learned counsel for the appellants.

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

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

Mr. V. Siddhartha Goud, learned counsel represents Mr. V. Narasimha
Goud, learned Standing Counsel for the Hyderabad Metropolitan
Development Authority appears for respondent No.38.



2. This writ appeal has been heard after the judgment passed on 18.03.2026 has been recalled in Review I.A.No.4 of 2026 in W.A.No.195 of 2026 for the grounds indicated therein.
3. This writ appeal is being disposed of today with the consent of the parties.
4. This appeal has been preferred against the order dated 20.11.2025 passed by the learned writ Court in W.P.No.35305 of 2025, whereby the learned writ Court directed the District Collectors of Medchal Malkajgiri and Sanga Reddy districts respectively to conduct survey of two villages, namely, 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 issued by the Commissioner of Survey, Settlements and Land Records, dated 27.09.2025. without notice to respondent Nos.6 and 7, who are the appellants herein.
5. The *lis* in the present case arises out of a dispute concerning the identity, location, and *inter se* overlap of certain survey numbers situated at the border of two villages, namely, Mallampet Village (presently falling within Medchal-Malkajgiri District) and Bollaram Village (presently falling within Sangareddy District). The respondent Nos.1 to 33 (arrayed as writ petitioners in the writ petition) assert ownership over plots carved out in Sy.Nos.81/2 and 297 of Bollaram Village, Jinnaram Mandal, Sangareddy District, admeasuring in all Ac.4.01 Gts. The appellants, on the other hand.



claim right, title, and possession in respect of land admeasuring Ac.4.14 Gts in Sy.No.295 of Mallampet Village, Dundigal-Gandimaisamma Mandal, Medchal- Malkajgiri District, forming part of a larger extent.

6. Upon hearing learned counsel for the parties, today it is not disputed that the impugned order dated 20.11.2025 was passed by the learned writ Court without notice to the present appellants though a direction was issued upon respondent Nos.3 and 4 therein to conduct a survey of two villages, namely, Mallampet Village, Dundigal-Gandimaisamma Mandal, Medchal-Malkajgiri District for fixation of boundaries. Therefore, on this limited issue of lack of notice and opportunity of hearing to the appellants, the impugned judgment is set aside.

7. The writ appeal is accordingly allowed. The matter is remitted to the learned writ Court to hear W.P.No.35305 of 2025 afresh in accordance with law along with W.P.No.37830 of 2025. There shall be no order as to costs.

8. Registry to post W.P.No.35305 of 2025 along with W.P.No.37830 of 2025 before the learned writ Court.

Miscellaneous applications pending, if any, shall stand closed.

//TRUE COPY//

SD/- M.VIJAYA BHASKER
JOINT REGISTRAR

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.



2026:TSHC:3710-DB

7. The Section Officer, Posting Section, High Court for the State of Telangana, at Hyderabad.
8. The Section Officer, Writ Non-Service Section, High Court for the State of Telangana, at Hyderabad.
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 V.NARASIMHA GOUD, SC FOR HMDA [OPUC]
12. One CC to SRI MOHD. ANWAR ALI, Advocate [OPUC]
13. Two CCs to GP FOR REVENUE, High Court for the State of Telangana, at Hyderabad. [OUT]
14. Two CD Copies

PSK.

PSK



2026:TSHC:3710-DB

2 DRAFTS

HIGH COURT

DATED: 22/04/2026

**NOTE: Registry to post WP.No.35305 of 2025 along with
WP.No.37830 of 2025 before the learned Writ Court**



JUDGMENT

WA.No.195 of 2026

**ALLOWING THE WRIT APPEAL
WITHOUT COSTS**

(17) MT
30/4/26