

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

**THURSDAY, THE TWENTY THIRD DAY OF OCTOBER
TWO THOUSAND AND TWENTY FIVE**

:PRESENT:

THE HONOURABLE SMT JUSTICE RENUKA YARA

IA No. 1 OF 2025

IN

CCCA NO: 49 OF 2025

Between:

M/s. Rajkamal Transport. Rep. by its Partner, Sri Rohit Kumar Joshi S/o. D.H. Joshi, aged 66 years. Occ. Business. Shop No.2, 2nd Floor, Maitri Arcade, Ranigunj. Secunderabad.

...Petitioner/Appellant
(Appellant in CCCA 49 OF 2025
on the file of High Court)

AND

1. Ramesh Chandra Palnitkar (DIED).
2. Mohan Palnitkar, S/o Late Ramesh Chandra Palnitkar, Aged 57 Years, Occupation. Business, D.No.5-2-1027, J.N Road, Hyderabad-500001.
3. Vivek Palnitkar, S/o Late Ramesh Chandra Palnitkar, Aged 55 Years, Occupation. business, D.No.5-2-1027, J.N Road, Hyderabad-500001.
4. Rahul Palnitkar, S/o Late Ramesh Chandra Palnitkar Aged 49 Years, Occupation. business, D.No.5-2-1027, J.N Road, Hyderabad-500001.
5. M/s. Maitri Projects Private Ltd. Rep. by its Director M.Ravikanth, D.No.2-3-42-/52 and 52/1 M.G.Road, Secunderabad-500003.
6. M. Ravikanth, S/o M. Ramam Chandra Rao Aged 55 years, Occ. Director M/s. Maitri Projects Pvt.Ltd D. No.2-3-42452 and 5211, M.G.Road, Secunderabad-500003.
7. M.Subhash, S/o N.Venkat Kishan Rao. Aged 55 years Occupation. Business, D.No.2-3-42452 and 52/1 M.G.Road, Secunderabad-500003
8. M.Mohan Kumar, S/o K.Seshagiri Rao. Aged 55 years, Occupation. business D.No.2-3-42452 and 52/1, M.G.Road, Secunderabad-500003
9. Smt. Mohini Palnitkar, W/o Late R.O Palnitkar Aged 75 years, Occ. Nil, R/o 5-2-1027, J.N Road, Hyderabad-500001.

...Respondents/Respondents
(Respondents in-do-)

Counsel for the Petitioner : Sri V JAGAPATHI

Counsel for the Respondents :

Petition under Order XXXIX Rules (1) & (2) CPC praying that in the circumstances stated in the affidavit filed in support of the petition, the High Court may be pleased to grant interim injunction restraining the Respondents herein from transacting in any manner such as Sale, Agreement, Mortgage etc., in respect of the Appeal Schedule Property i.e., all that Shop No.02, 2nd Floor, Plot Nos. 58, 58/1 and 921 with super built-up area of 2145.00 Sq. Feet with undivided share of land admeasuring 42.90 Sq. Yards or 36.05 Sq. Mtrs. out of 2422.39 Sq. Yards known as Dr. Pandit Rao Palnatkar's, Maitri Archade situated at M.G Road, Secunderabad.

Schedule of Property

All that shop 2 in second floor on Plot 58, 58/1 and 921 with super built-up area of 2145.00 Sq. feet with undivided share of land admeasuring 42.90 Sq. Yards or 36.05 Sq. meters out 2422.39 Sq. Yards known as Dr. Pandit Rao Palnatkar's, Maitri Archade situated at M.G Road, Secunderabad, Bounded by:

North: 40'' wide Nallagutta Road

South: 5''-0'' wide corridor

East: 6''-0'' wide corridor

West: shop 3, stair case and lift

pending disposal of CCCA No. 49 of 2025, on the file of the High Court.

The court while directing issue of notice to the Respondents herein to show cause as to why this application should not be complied with, made the following order. (The receipt of this order will be deemed to be the receipt of notice in the case).

ORDER

This application is filed for grant of interim injunction restraining the respondents from alienating the suit schedule property by way of sale, mortgage, charge, etc. with respect to Shop No.2, 2nd Floor, Plot Nos.58, 58/1 and 921 with super built-up area of 2145 sq.ft. with undivided share of land admeasuring 42.90 sq.yds., known as Dr. Pandit Rao Palnatkar's, Maitri Archade situated at M.G.Road, Secunderabad, pending disposal of the appeal.

The suit in O.S.No.158 of 2018 filed by the petitioner/appellant for specific performance has been dismissed. In that context, this First Appeal is filed before this Court. During pendency of the appeal, the petitioner/appellant apprehends creation of third party interest which may lead to multiplicity of litigation and therefore, sought interim injunction.

In spite of service of notice, the respondents did not file counter.

In the circumstances, to prevent creation of third party interest in respect of the suit schedule property, both the parties are directed to maintain status-quo till the next date of hearing.

**SD/-N.SRIHARI
DEPUTY REGISTRAR**

//TRUE COPY//


SECTION OFFICER

To,

1. The XII Addl. Chief Judge, City Civil Court at Secunderabad.
2. Mohan Palnitkar, S/o Late Ramesh Chandra Palnitkar, Aged 57 Years. Occupation. Business, D.No.5-2-1027, J.N Road, Hyderabad-500001.
3. Vivek Palnitkar, S/o Late Ramesh Chandra Palnitkar, Aged 55 Years, Occupation. business, D.No.5-2-1027, J.N Road, Hyderabad-500001.
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9. Smt. Mohini Palnitkar, W/o Late R.O Palnitkar Aged 75 years, Occ. Nil, R/o 5-2-1027, J.N Road, Hyderabad-500001. (By RPAD)
10. One CC to SRI. V JAGAPATHI Advocate [OPUC]
11. One spare copy

HIGH COURT

RY, J

DATED:23/10/2025

ORDER
I.A.No.1 of 2025
IN
CCCA.No.49 of 2025



STATUS QUO