

**IN THE HIGH COURT FOR THE STATE OF TELANGANA
AT HYDERABAD
(Special Original Jurisdiction)**

**THURSDAY, THE SECOND DAY OF JULY
TWO THOUSAND AND TWENTY SIX**

PRESENT

THE HONOURABLE SRI JUSTICE VAKITI RAMAKRISHNA REDDY

WRIT PETITION NO: 10879 OF 2025

Between:

1. K. Laxma Reddy, S/o. late K. Penta Reddy, aged about 54 years,
2. K. Chandra Sekhar Reddy, S/o. late K. Penta Reddy, aged about 48 years.

(Both R/o. Flat No.403, Laxmi Nilayam, RTC Colony, Champapet, Hyderabad)

...PETITIONERS

AND

1. The State of Telangana, rep. by its Principal Secretary, Revenue (Land Acquisition) Department, Secretariat, Hyderabad.
2. The Telangana Industrial Infrastructure Corporation Limited, rep. by its Vice Chairman and Managing Director, Hyderabad.
3. The Special Deputy Collector, Land Acquisition, Shamshabad, Ranga Reddy District.
4. The District Collector, Ranga Reddy District at Kongara Kalan.
5. The Sub-Registrar, Ibrahimpatnam, Ranga Reddy District.
6. The District Registrar, Ranga Reddy District at Moosapet, Hyderabad.

...RESPONDENTS

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 of Mandamus or any other appropriate writ declaring that the land acquisition proceedings initiated by the respondents for the alleged public purpose expansion of hardware park in the year 2005, covering the lands in Sy.No.58 and 59 of Adibhatla village, Ibrahimpatnam Mandal, Ranga Reddy District, have lapsed after the expiry of one year from the date of order in W.P.No.11613 and W.P.No.14061 of

2005 dated 14.02.2024 for non-publication of the declaration under Section 6 of the Act (as laid down in W.A.No.410 of 2016, dated 09.07.2024, para 14) and thus the respondents do not have any right, title or interest to claim the lands as governments lands and resultantly direct the respondents to delete the subject lands from the list of prohibited properties under Section 22A of the Registration Act and further direct the respondents registration authorities to entertain and register the sale deeds that may be executed and presented by the petitioners in respect of the said land and release the sale deeds after due registration without reference to the previous land acquisition process.

I.A. NO: 1 OF 2025

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 direct the respondents registration authorities to entertain and register the sale deed or sale deeds which the petitioners may execute and present for registration in respect of the land contained in Sy.No.58 and 59 of Adibhatla village, Ibragimpatnam Mandal, Ranga Reddy District without reference to the earlier acquisition of the lands for the purpose of Expansion of Hardware Park, pending disposal of the writ petition.

Counsel for the Petitioners: SRI VEDULA VENKATARAMANA, LEARNED SENIOR COUNSEL APPEARING FOR M/S BHARADWAJ ASSOCIATES

Counsel for the Respondent No.1 and 3 to 6 : SRI S. RAHUL REDDY, SPECIAL GP ATTACHED TO THE OFFICE OF THE LEARNED ADDITIONAL ADVOCATE GENERAL

Counsel for the Respondent No.2: SRI M. SRIKANTH REDDY, SC FOR TELANGANA INDUSTRIAL INFRASTRUCTURE CORPORATION LIMITED (TGIIC)

The Court made the following: ORDER

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

THE HON'BLE SRI JUSTICE VAKITI RAMAKRISHNA REDDY

WRIT PETITION No. 10879 of 2025

Date: 02.07.2026

Between:

K. Laxma Reddy and another

.... Petitioners

AND

The State of Telangana represented by its
Principal Secretary Revenue (Land Acquisition)
Department, Secretariat, Hyderabad and others

.... Respondents

ORDER:

This Writ Petition is filed under Article 226 of the Constitution of India seeking a declaration that the respondents cannot continue to rely upon the land acquisition proceedings initiated under the Land Acquisition Act, 1894, in respect of the petitioners' lands admeasuring Ac.35.00 situated in Sy.Nos.58 and 59 of Adibatla Village, Ibrahimpatnam Mandal, Ranga Reddy District, in view of the judgment dated 14.02.2024 passed by the Division Bench of this Court in W.P.Nos.11613 and 14061 of 2005 and the admitted fact that no further proceedings have been initiated pursuant to the liberty reserved therein. The petitioners consequently seek deletion of the subject lands from the list of prohibited properties maintained under Section 22-A of the Registration Act, 1908 and a consequential direction to the

registering authorities to receive and deal with documents presented in respect of the subject lands in accordance with law.

2. Heard Sri Vedula Venkataramana, learned Senior Counsel appearing for the petitioners; Sri S. Rahul Reddy, learned Special Government Pleader attached to the Office of the learned Additional Advocate General, appearing for respondent Nos.1 and 3 to 6; and Sri M. Srikanth Reddy, learned Standing Counsel appearing for respondent No.2 – Telangana Industrial Infrastructure Corporation Limited (TGIIC). With the consent of the learned counsel appearing for the parties, the Writ Petition is taken up for final disposal.

I. BRIEF FACTS:

3. The petitioners claim to be the absolute owners and possessors of agricultural lands admeasuring Ac.35.00 situated in Sy.Nos.58 and 59 of Adibatla Village, Ibrahimpatnam Mandal, Ranga Reddy District (hereinafter referred to as “the subject lands”). Their title and possession over the subject lands are not in issue in the present proceedings.

4. The Government initiated acquisition proceedings under the provisions of the Land Acquisition Act, 1894 (for short, “the Act of 1894”) for acquisition of large extents of land, including the subject lands, for the public purpose of establishment and expansion of

the Hardware Park. A notification under Section 4(1) of the Act of 1894 was published on 04.03.2005, followed by a declaration under Section 6. Thereafter, Award No.C/79/05 dated 01.02.2006 came to be passed by the Land Acquisition Officer.

5. Aggrieved by the acquisition proceedings, the petitioners instituted W.P.Nos.11613 and 14061 of 2005 before this Court. The writ petitions came to be dismissed by a Division Bench. Questioning the said judgment, the petitioners approached the Hon'ble Supreme Court by filing Civil Appeal No.1978 of 2010 arising out of SLP (C) No.11976 of 2008. By judgment dated 24.11.2015, the Hon'ble Supreme Court allowed the Civil Appeal, set aside the judgment of the Division Bench and remitted the writ petitions for fresh consideration. The Hon'ble Supreme Court also directed that the interim order of status quo granted earlier should continue till the disposal of the writ petitions after remand.

6. After remand, the Division Bench heard the writ petitions along with a batch of connected matters and disposed of them by a common judgment dated 14.02.2024 by following the order dated 13.02.2024 passed in W.P.No.8293 of 2005 and batch. The operative portion of the judgment assumes considerable significance for the purpose of the present case. The Division Bench quashed the acquisition proceedings insofar as they related

to the petitioners and reserved liberty to the respondents to resume the acquisition proceedings from the stage of inviting objections under Section 5-A of the Act of 1894, if they were so advised. Correspondingly, liberty was reserved to the petitioners to submit their objections afresh, and the competent authority was directed to consider the same independently and without being influenced by any observation contained in the judgment. The said order is extracted hereunder:

“Mr. A. Venkata Ramana, learned counsel appears for Mr. P. Rajkumar, learned counsel for the petitioners in Writ Petition Nos.4327, 4334, 9597 and 20628 of 2011.

Mr. M. Rama Rao, learned counsel appears for the petitioners in Writ Petition No.10640 of 2018.

Mr. Md. Imran Khan, learned Additional Advocate General appears for the State.

2. *Learned counsel for the parties jointly submit that the controversy involved in the instant Writ petitions is squarely covered by a common order dated 13.02.2024 passed by a Bench of this Court in Writ Petition No.8293 of 2005 and batch.*

3. *For the aforementioned reasons, the impugned notifications insofar as they pertain to the lands of the petitioners and insofar as they provide that the petitioners are required to submit the objections within a period of fifteen days hereby quashed. Needless to state that the*

respondents shall be at liberty to resume the proceedings initiated from the stage of inviting objections under Section 5-A of the Land Acquisition Act, 1894 (hereinafter referred to as 'the Act') afresh, in case they are so advised. Needless to state that the petitioners shall be at liberty to raise all such objections before the authority holding the enquiry under Section 5-A of the Act and the same shall be adjudicated independently by such authority without being influenced by any of the observations contained in this order, which have only been made for the purpose of deciding the issue with regard to the validity of notifications under Section 4 (1) of the Act.

4. *Accordingly, the Writ Petitions are disposed of".*

7. According to the petitioners, notwithstanding the liberty expressly reserved by the Division Bench, the respondents have not issued any notice under Section 5-A of the Act of 1894 nor undertaken any further statutory exercise after the judgment dated 14.02.2024. It is further stated that by the time the writ petition was filed, more than a year had elapsed since the disposal of the writ petitions by the Division Bench.

8. The petitioners further contend that, despite the aforesaid judgment and the admitted inaction on the part of the respondents, the subject lands continue to be reflected in the list of prohibited properties maintained under Section 22-A of the

Registration Act, 1908. Consequently, whenever documents are presented for registration in respect of the subject lands, the registering authorities are refusing to receive and process the same solely on the ground that the lands continue to be covered by the earlier acquisition proceedings.

9. The respondents do not dispute that no proceedings have been initiated after the judgment dated 14.02.2024. Their principal defense, however, is that the acquisition proceedings in the case of the petitioners had culminated in Award No.C/79/05 dated 01.02.2006, whereas the cases relied upon before the Division Bench had not progressed beyond the stage of declaration under Section 6 of the Act of 1894. According to the respondents, this distinguishing feature was not brought to the notice of the Division Bench and, therefore, Review Petitions have been filed questioning the correctness of the judgment dated 14.02.2024. It is on this premise that the respondents request this Court to defer adjudication of the present Writ Petition till the Review Petitions are decided.

II. RIVAL SUBMISSIONS:

A. Submissions on behalf of the Petitioners:

10. Sri Vedula Venkataramana, learned Senior Counsel appearing for the petitioners, submitted that the judgment dated

14.02.2024 passed by the Division Bench continues to remain operative and binding, there being no order staying, modifying or recalling the same. He contended that the respondents, despite obtaining liberty to recommence the acquisition proceedings from the stage of Section 5-A of the Act of 1894, consciously failed to avail such liberty. It was further contended by the learned Senior Counsel that once an issue has been finally determined, it is no longer open to the respondents to contend that the issue was wrongly decided or to seek to reopen the same in collateral proceedings. It was further argued that having elected not to act upon the operative directions issued by the Division Bench, the respondents cannot continue to rely upon the earlier acquisition proceedings for retaining the petitioners' lands in the list of prohibited properties maintained under Section 22-A of the Registration Act, 1908. It was further submitted that the mere pendency of the Review Petitions does not suspend the operation of the judgment dated 14.02.2024 nor furnish any legal basis to postpone adjudication of the present Writ Petition. In support of the said contentions learned Senior Counsel placed reliance on the decisions of the Hon'ble Supreme Court in *Hope Plantations Limited v. Taluk Land Board, Peermade and another*¹; and *Reliance*

¹ (1999) 5 SCC 590

*Industries Limited v. Vijayan A (Authorized representative of Securities And Exchange board of India)*².

B. Submissions on behalf of the Respondents–State:

11. Per contra, Sri S. Rahul Reddy, learned Special Government Pleader opposed the Writ Petition. He submitted that the acquisition proceedings in the present case stood on a different footing from the other matters disposed of by the Division Bench by the common judgment dated 14.02.2024. According to the learned Special Government Pleader, while the acquisition proceedings in the other cases had not progressed beyond the stage of declaration under Section 6 of the Land Acquisition Act, 1894, the proceedings relating to the petitioners had culminated in Award No.C/79/05 dated 01.02.2006. It was contended that this material distinction was not brought to the notice of the Division Bench and, therefore, the respondents have filed Review Petitions seeking reconsideration of the judgment dated 14.02.2024.

12. The learned Special Government Pleader further submitted that the acquisition was undertaken for an important public purpose, namely, establishment and expansion of the Hardware Park, and that possession of substantial extents covered by the acquisition proceedings had already been delivered to the

² 2022 Live Law (SC) 950

requisitioning body. According to him, possession of the petitioners' lands alone could not be taken because of the interim order of status quo granted by the Hon'ble Supreme Court during the pendency of the earlier proceedings. Placing reliance upon the Constitution Bench judgment of the Hon'ble Supreme Court in *Indore Development Authority v. Manoharlal*³, it was contended that where the acquiring authority is prevented from proceeding further because of judicial orders, the landowner cannot subsequently derive any advantage from such restraint and the authority cannot be prejudiced for not performing acts which it was disabled from performing by reason of the orders of the Court.

13. The learned Special Government Pleader further submitted that the principal issue raised in the Review Petitions is whether the Division Bench was justified in extending the relief granted in the batch cases to the petitioners despite the fact that an Award had already been passed in their case. Since that issue is directly pending consideration before the Division Bench, it was argued that it would not be appropriate for this Court to adjudicate the present Writ Petition at this stage. According to the learned Special Government Pleader, if the relief sought by the petitioners is granted before the Review Petitions are decided, the respondents

³ (2020) 8 SCC 129

would suffer serious prejudice and the review proceedings themselves may, to a considerable extent, become infructuous.

C. Submissions on behalf of TGIIC:

14. Sri M. Srikanth Reddy, learned Standing Counsel appearing for respondent No.2 – Telangana Industrial Infrastructure Corporation Limited (TGIIC), adopted the submissions advanced by the learned Special Government Pleader. He further submitted that the acquisition was undertaken for an important public purpose and that the requisitioning body has already taken possession of substantial extents covered by the acquisition proceedings and implemented the project. He therefore requested that the present Writ Petition be deferred till the Review Petitions are finally decided.

15. The material facts necessary for deciding the present Writ Petition are thus largely undisputed. The controversy is essentially legal. While the petitioners seek enforcement of the consequences flowing from the judgment dated 14.02.2024 passed by the Division Bench, the respondents contend that this Court should refrain from acting upon the said judgment because its correctness has been questioned in the pending Review Petitions. It is in the backdrop of these rival submissions that the following Points arise for determination.

III. POINTS FOR DETERMINATION:

16. In the light of the rival pleadings, the submissions advanced by the learned counsel appearing for the parties and the material placed on record, the following Points arise for determination:

(I) Whether this Court can decline to give effect to the judgment dated 14.02.2024 passed by the Division Bench in W.P.Nos.11613 and 14061 of 2005 solely on the ground that the respondents contend that the said judgment is distinguishable and have questioned its correctness in the pending Review Petitions?

(II) If Point No.(I) is answered against the respondents, whether the respondents, having admittedly not availed the liberty expressly reserved in their favour by the Division Bench to recommence the acquisition proceedings from the stage of Section 5-A of the Land Acquisition Act, 1894, are justified in continuing to retain the petitioners' lands in the list of prohibited properties maintained under Section 22-A of the Registration Act, 1908?

(III) To what relief?

IV. DISCUSSION AND FINDINGS:

17. This Court has carefully considered the rival submissions advanced by the learned counsel appearing for the parties and examined the pleadings and the material placed on record. The controversy involved in the present Writ Petition lies within a

narrow compass. The material facts necessary for deciding the case are substantially undisputed. The principal questions that arise for consideration are whether the pendency of the Review Petitions has any bearing on the enforceability of the judgment dated 14.02.2024 passed by the Division Bench and, if not, whether the respondents are justified in continuing to retain the petitioners' lands in the list of prohibited properties maintained under Section 22-A of the Registration Act, 1908 despite admittedly not acting upon the liberty expressly reserved therein. The Points for Determination are, therefore, considered in seriatim.

On Point No.(I)

18. The principal objection raised by the respondents is that this Court should refrain from granting the relief sought by the petitioners because the judgment dated 14.02.2024 passed by the Division Bench is the subject matter of pending Review Petitions. According to the respondents, the acquisition proceedings relating to the petitioners had culminated in Award No.C/79/05 dated 01.02.2006, whereas the acquisition proceedings in the connected batch of cases had not progressed beyond the stage of declaration under Section 6 of the Land Acquisition Act, 1894. It is contended that this distinguishing feature was not brought to the notice of the

Division Bench and constitutes the principal ground urged in the Review Petitions.

19. The aforesaid submission, though requiring consideration, cannot be accepted in these proceedings. This Court is not called upon to examine the correctness or otherwise of the judgment dated 14.02.2024, nor is it required to consider the merits of the grounds urged in the pending Review Petitions. Those questions fall exclusively within the jurisdiction of the Division Bench before which the Review Petitions are pending. The limited question before this Court is whether a learned Single Judge can decline to give effect to a judgment of the Division Bench which admittedly continues to remain operative.

20. The answer is furnished by the settled principles governing judicial discipline and the doctrine of precedent. In *Union of India v. Raghubir Singh*⁴, the Constitution Bench of the Hon'ble Supreme Court held that consistency, certainty and continuity in the administration of justice require that the declaration of law made by a Bench is binding on a Bench of co-equal or lesser strength. Judicial discipline, therefore, obliges this Court to faithfully give effect to the judgment rendered by the Division Bench. The correctness of that judgment can be examined only by the

⁴ (1989) 2 SCC 754

competent Bench exercising review jurisdiction or by a superior Court in appropriate proceedings.

22. It is not in dispute that the judgment dated 14.02.2024 has neither been stayed, modified nor recalled. The respondents have also not placed any material before this Court to show that the Division Bench, while entertaining the Review Petitions, has passed any interim order staying or suspending the operation of the said judgment. Consequently, the operative directions contained therein continue to bind the parties and regulate their rights and obligations.

23. In *Atma Ram Properties (P) Ltd. v. Federal Motors (P) Ltd.*⁵, the Hon'ble Supreme Court reiterated the settled principle that the mere filing of an appeal does not, by itself, operate as a stay of the judgment or decree under challenge and that, unless a competent Court grants an order of stay, the judgment continues to remain operative and binding. Though the said principle was stated in the context of appellate proceedings, it rests on the broader principle that a judicial determination continues to hold the field unless its operation is stayed, modified or set aside by a competent Court. The same principle applies where a judgment is sought to be questioned by filing a review petition. The mere pendency of a

⁵ (2005) 1 SCC 705

review petition does not, by itself, render the judgment inoperative or relieve the parties of their obligation to abide by its operative directions, unless the reviewing Court passes an appropriate interim order.

24. Applying the above principles, this Court cannot defer adjudication of the present Writ Petition merely because the Review Petitions are pending. To do so would amount to declining to give effect to a binding judgment of the Division Bench which admittedly continues to remain operative. Whether the judgment dated 14.02.2024 requires reconsideration is a matter exclusively within the jurisdiction of the Division Bench in the pending Review Petitions. Until any order is passed staying, modifying or recalling the said judgment, this Court is bound to proceed on the basis that its operative directions continue to govern the rights and obligations of the parties.

25. It is also significant that the Division Bench, while granting relief to the petitioners, expressly reserved liberty to the respondents to recommence the acquisition proceedings from the stage of Section 5-A of the Land Acquisition Act, 1894, if they were so advised. Correspondingly, liberty was reserved to the petitioners to submit their objections afresh for consideration by the competent authority. These directions form an integral part of the

operative judgment and continue to bind the parties unless altered by a competent Court.

26. Point No.(I) is, accordingly, answered by holding that the pendency of the Review Petitions, in the absence of any interim order staying, modifying or recalling the judgment dated 14.02.2024, does not furnish any legal ground either to disregard its operative directions or to defer adjudication of the present Writ Petition.

On Point No.(II)

27. Having held that the judgment dated 14.02.2024 continues to govern the rights and obligations of the parties, the next question that arises is whether the respondents, despite admittedly not acting upon the liberty expressly reserved therein, are justified in continuing to retain the petitioners' lands in the list of prohibited properties maintained under Section 22-A of the Registration Act, 1908. This question goes to the root of the relief sought in the present Writ Petition.

28. The principal defence of the respondents is founded upon the Constitution Bench judgment of the Hon'ble Supreme Court in *Indore Development Authority's case (supra)*. It is contended that although Award No.C/79/05 dated 01.02.2006 had already been

passed, possession of the petitioners' lands could not be taken because of the interim order of status quo granted by the Hon'ble Supreme Court during the earlier round of litigation. According to the respondents, they cannot be prejudiced for not taking further steps during the period when they were prevented from doing so by judicial orders.

29. There can be no dispute with the principle laid down in *Indore Development Authority's case (supra)*. The Constitution Bench held that where an acquiring authority is prevented from taking possession or proceeding further because of an order passed by a Court, such period cannot be put against the acquiring authority. The principle, however, operates only so long as the judicial restraint continues.

30. The controversy in the present case arises in a different factual context. Upon disposal of the writ petitions by the Division Bench on 14.02.2024, the interim protection operating during the earlier litigation came to an end. At the same time, the Division Bench expressly reserved liberty to the respondents to recommence the acquisition proceedings from the stage of Section 5-A of the Land Acquisition Act, 1894, if they were so advised.

31. It is not the case of the respondents that, after 14.02.2024, they were prevented by any judicial order from acting upon the liberty so reserved. Nor is it their case that any other legal impediment stood in the way of taking a decision in accordance with the judgment of the Division Bench. On the contrary, it is an admitted position that no notice under Section 5-A of the Land Acquisition Act, 1894 has been issued and no further proceedings have been initiated pursuant to the liberty reserved by the Division Bench.

32. The explanation offered by the respondents for such inaction is the pendency of the Review Petitions. However, as already held while answering Point No.(I), the pendency of the Review Petitions did not absolve the respondents of their obligation to regulate their conduct in accordance with the operative directions contained in the judgment dated 14.02.2024. In the absence of any interim order passed by the Division Bench, the respondents were required either to act upon the liberty expressly reserved therein or to abide by the legal consequences flowing from their decision not to do so.

33. The operative directions issued by the Division Bench are clear. If the respondents intended to pursue the acquisition, they were required to recommence the proceedings from the stage of Section 5-A of the Land Acquisition Act, 1894. Admittedly, no such

proceedings have been initiated. Having chosen not to act upon the liberty reserved in their favour, the respondents cannot, at the same time, continue to rely upon the earlier acquisition proceedings as the sole basis for retaining the petitioners' lands in the list of prohibited properties maintained under Section 22-A of the Registration Act, 1908.

34. It is necessary to clarify that this Court is not examining the validity of the original acquisition proceedings independently of the judgment dated 14.02.2024, nor is it expressing any opinion on the correctness of the said judgment, which is stated to be the subject matter of the pending Review Petitions. The present decision rests on a narrower foundation, namely, the binding nature of the operative directions issued by the Division Bench and the admitted fact that the respondents have not acted upon the liberty expressly reserved therein.

35. The petitioners have approached this Court complaining only of the continued inclusion of their lands in the list of prohibited properties maintained under Section 22-A of the Registration Act, 1908. The respondents seek to justify such inclusion solely on the basis of the earlier acquisition proceedings. Once the Division Bench directed that any further acquisition, if pursued, should recommence from the stage of Section 5-A of the Land Acquisition

Act, 1894, and the respondents admittedly did not initiate any proceedings pursuant thereto, the continued retention of the petitioners' lands in the prohibited list solely on the basis of the earlier acquisition proceedings cannot be sustained.

36. Point No.(II) is, accordingly, answered in favour of the petitioners and against the respondents.

V. CONCLUSION :

37. For the reasons recorded while answering Point Nos.(I) and (II), this Court holds that the judgment dated 14.02.2024 passed by the Division Bench in W.P.Nos.11613 and 14061 of 2005 continues to remain operative and binding. In the absence of any order staying, modifying or recalling the said judgment, the respondents cannot disregard its operative directions merely because Review Petitions are pending.

38. This Court further holds that, though the respondents were protected by the principle laid down in *Indore Development Authority's case (supra)* during the period the interim orders operated, the said principle does not justify their continued reliance upon the earlier acquisition proceedings after the Division Bench expressly reserved liberty to recommence the acquisition from the stage of Section 5-A of the Land Acquisition Act, 1894 and

no proceedings were admittedly initiated pursuant thereto. Consequently, the continued inclusion of the petitioners' lands in the list of prohibited properties maintained under Section 22-A of the Registration Act, 1908 cannot be sustained.

VI. RESULT :

39. Accordingly, the Writ Petition is allowed with the following directions:

(i) The continued inclusion of the petitioners' lands admeasuring Ac.35.00 situated in Sy.Nos.58 and 59 of Adibatla Village, Ibrahimpatnam Mandal, Ranga Reddy District, in the list of prohibited properties maintained under Section 22-A of the Registration Act, 1908, solely on the basis of the earlier land acquisition proceedings, is declared to be unsustainable in view of the judgment dated 14.02.2024 passed by the Division Bench in W.P.Nos.11613 and 14061 of 2005 and the admitted fact that no proceedings have thereafter been initiated pursuant to the liberty reserved therein.

(ii) Respondent Nos.3 to 6 shall, within a period of four (04) weeks from the date of receipt of a copy of this order, take all consequential steps, in accordance with law, for deletion of the petitioners' lands from the list of prohibited properties maintained under Section 22-A of the Registration Act, 1908, and

communicate the same to the jurisdictional Registering Authority for taking further action in accordance with law.

(iii) Upon receipt of such communication, the jurisdictional Registering Authority shall receive process and deal with any document presented in respect of the subject lands strictly in accordance with the provisions of the Registration Act, 1908, the Indian Stamp Act, 1899 and all other applicable laws, without refusing registration solely on the ground of the earlier land acquisition proceedings.

(iv) It is, however, made clear that this order shall not preclude the respondents from taking such steps as may otherwise be permissible in law in relation to the subject lands, including, if so advised, initiation of acquisition proceedings under the provisions of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 (Act 30 of 2013).

(v) Save as expressly directed above, this Court has not expressed any opinion on the rights and contentions of the parties on any issue which does not arise for consideration in the present Writ Petition.

40. It is clarified that this Court has confined its examination to the issues arising in the present Writ Petition. This judgment proceeds on the premise that the judgment dated 14.02.2024 passed by the Division Bench in W.P.Nos.11613 and 14061 of 2005 continues to remain operative and binding as on the date of this order. Accordingly, this Court has neither examined nor expressed any opinion on the correctness of the said judgment, which is stated to be the subject matter of the pending Review Petitions.

41. There shall be no order as to costs.

As a sequel, miscellaneous applications, if any, pending in this Writ Petition shall stand closed.

**SD/- K. BHAVANI SWAMY
ASSISTANT REGISTRAR**

//TRUE COPY//

SECTION OFFICER

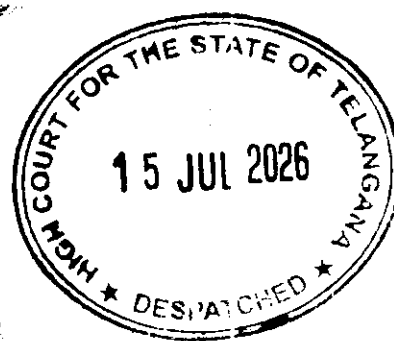
To,

1. The Principal Secretary, Revenue (Land Acquisition) Department, Secretariat, The State of Telangana, Hyderabad.
2. The Vice Chairman and Managing Director, The Telangana Industrial Infrastructure Corporation Limited, Hyderabad.
3. The Special Deputy Collector, Land Acquisition, Shamshabad, Ranga Reddy District.
4. The District Collector, Ranga Reddy District at Kongara Kalan.
5. The Sub-Registrar, Ibrahimpatnam, Ranga Reddy District.
6. The District Registrar, Ranga Reddy District at Moosapet, Hyderabad.
7. One CC to M/s Bharadwaj Associates, Advocate [OPUC]
8. Two CCs to Additional Advocate General, High Court for the State of Telangana, at Hyderabad [OUT]
9. One CC to Sri M. Srikanth Reddy, SC for Telangana Industrial Infrastructure Corporation Limited(TGIIC)
10. Two CD Copies

TJ

HIGH COURT

DATED: 02/07/2025



ORDER

WP.No.10879 of 2025

**ALLOWING THE WRIT PETITION
WITHOUT COSTS**

13
15/07/26
R.N.