

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

FRIDAY, THE TWENTY FIRST DAY OF JULY
TWO THOUSAND AND TWENTY THREE

:PRESENT:

THE HON'BLE DR. JUSTICE CHILLAKUR SUMALATHA

WRIT PETITION NO: 14444 OF 2023

Between:

P.Ailaiah, S/o. Late Jangaiah

Petitioner

AND

1. The State Of Telangana, Represented by its Principal Secretary, Department of Revenue Department Secretariat, Hyderabad.
2. The Inspector General of Stamps and registrations, Nampally, Mozam-jahi-Market, Hyderabad.
3. The District Registrar, Ranga Reddy District.
4. The Office of Sub-Registrar, Champapet, Saroornagar Mandal, Ranga Reddy District Rep. by its Sub-Registrar.
5. Hyderabad Metropolitan Development Authority, Rep. by its Commissioner Hyderabad.
6. The Commissioner, Jalpally Municipality Ranga Reddy District.
7. The Collector, Ranga Reddy District.
8. The Mandal Revenue Officer, Balapur Ranga Reddy District.
9. V.Narsimha Reddy, S/o. Late Linga Reddy, Aged about 51, Occ. Business, R/o.H.No.3-2-870/3, VNR Complex, Station Road Kachiguda, Hyderabad.
10. Syed Mujeeb Uddin S/o Late Syed Habeeb Uddin, aged 65 years, Occ: Business, R/o H.No.18-8-576, Edi Bazar, Hyderabad, T.S.
11. Mohd. Mohiuddin S/o Mohd Jameel Uddin, aged 39 yrs, Occ: Business, R/o H.No.17/1/182/M/81, Darab Jung Colony, Snathoush Nagar, Hyderabad, T.S.
12. Younus Khan S/o Ghouse Khan, aged 34 yrs, Occ: Business, R/o H.No.18-8-451/B/7, Moin Bagh, Fateh Shah Nagar, Hyderabad, T.S.
13. Syed Habeeb S/o Syed Madhar, aged 61 yrs, Occ: Business, R/o H.No.18-8-451/B/7, Ali Nagar, Kumarwadi, Edi Bazar, Hyderabad, T.S.

14. M/s AQ Square Relators Pvt. Ltd., Having its office at H.No.17-1-30/3/B/8/1, Ramchandra Nagar, Edi Bazar, Hyderabad. Rep. by its Authorised Representative Mohd. Azhar S/o Mohd. Ghouse, aged 36 yrs, R/o H.No.18-8-225/7/36, Habeeb Nagar, Riyasat Nagar, Saidabad, Hyderabad, T.S.

(Respondents No.10 to 14 are impleaded as per C.O.dt.04.07.2023 in IA.Nos.2 & 4 of 2023 respectively)

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 writ of mandamus challenging the inaction of the official respondents in not stopping the Respondent No.9 from the selling away the property on the name of "VNR Aerocity" under the guise of draft layout permit No.000091/LO/PLG/HMDA/2020 dated 25/08/2020 is contrary to the proceedings vide Lr.No.H4/ 2796/ 2021 dated 05/03/2022 passed by Respondent No.7 and consequently stop all the registrations till the entire issue of tenancy over Sy.no.144 and 145 of Balapur village and Mandal, Ranga Reddy district is finalized by the respective courts.

IA NO: 1 OF 2023

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 consider Petitioner representations dated 02.05.2023 and stop the process of registrations of the plots in "VNR Aerocity" in Sy.No.144 and 145 of Balapur village and Mandal, Ranga Reddy District under the guise of the draft layout Permit No.000091/LO/PLG/HMDA/2020 dated 25/08/2020 by the official respondents, pending disposal of the writ petition.

The petition coming on for hearing, upon perusing the Petition and the affidavit filed in support thereof and the order of the High Court dated 13.06.2023 and 04.07.2023 made herein and upon hearing the arguments of M/s. B KAVITA YADAV, Advocate for the Petitioner, GP FOR STAMPS AND REGISTRATION, for the Respondent Nos.1 to 4, 7 & 8, M/s. D MADHAVI, SC for the Respondent No.5, Sri. JAGANNATHA RAO, SC for the Respondent

No.6, Sri N Praveen Reddy, Advocate for the Respondent No.9 and Sri D Raghavendar Rao, Advocate for Respondent Nos.10 to 14 and the Court made the following;

ORDER

Heard Ms.B.Kavita Yadav, learned counsel, who is appearing for the writ petitioner, Sri N.Praveen Reddy, learned counsel, who is appearing for respondent No.9 and Sri D.Raghavendar Rao, learned counsel, who is appearing for respondent Nos.10 to 14.

When learned counsel for the petitioner states that the interim order granted earlier is required to be extended till the pleadings are completed, learned Senior Counsel appearing for respondent No.9 and learned Senior Counsel appearing for respondent Nos.10 to 14 submits that the petitioner has no *locus standi* to file the present writ petition and, therefore, interim order granted earlier should not be extended.

On that, learned counsel for the petitioner submits that a wrong representation was given to the authorities while getting Draft Layout permission that no Court cases are pending and indeed Court cases were pending by the said date. Learned counsel also states that the petitioner claims share out of the total extent of the property, which is the subject matter of the litigation and in case, the plots are sold, not only the petitioner but the public, who invest their money, would be put to serious hardship.

Keeping aside the rival contentions, the common submission made is that basing on the same subject matter cases are pending.

Learned counsel appearing for respondent No.9 submits that in case, all the cases are comprehensively dealt with by the same Bench, the parties to the proceedings would be benefitted. Learned counsel seeks to list the present matter along with the connected matters.

It is reported that concerning the same subject matter the following cases are pending:

1. C.R.P.No.72 of 2019
2. C.R.P.No.6241 of 2018

3. C.R.P.No.587 of 2019
4. W.P.No.37857 of 2018
5. C.R.P.No.1917 of 2019
6. W.P.No.39449 of 2022
7. W.P.No.46386 of 2022
8. W.P.No.46603 of 2022
9. W.P.No.46609 of 2022
- 10.W.P.No.22540 of 2022
- 11.W.P.No.21401 of 2022
- 12.W.P.No.22795 of 2022
- 13.W.P.No.25466 of 2022
- 14.W.P.No.25072 of 2022
- 15.W.P.No.25245 of 2022
- 16.W.P.No.10060 of 2021
- 17.W.P.No.11405 of 2021
- 18.W.A.No.109 of 2021
- 19.W.P.No.27186 of 2011
- 20.W.P.No.973 of 2020
- 21.W.P.No.37857 of 2018
- 22.W.P.No.22665 of 2008
- 23.W.P.No.25293 of 2008
- 24.W.P.No.21063 of 2022

None of the contesting respondents or the petitioner raised objection for such a proposal.

In the light of the nature of the litigation and as there is request from all the Advocates concerned seeking the Court to take steps for listing all the matters before the same Court, the Registry is directed to place the matter before the Hon'ble The Chief Justice seeking necessary instructions in this regard.

In the light of the urgency projected, Registry to take steps immediately.

Interim order granted earlier is extended till the next date of hearing.

SD/-P. PADMANABHA REDDY
ASSISTANT REGISTRAR

//TRUE COPY//



SECTION OFFICER

To,

1. Syed Mujeeb Uddin S/o Late Syed Habeeb Uddin, aged 65 years, Occ: Business, R/o H.No.18-8-576, Edi Bazar, Hyderabad, T.S.
2. Mohd. Mohiuddin S/o Mohd Jameel Uddin, aged 39 yrs, Occ: Business, R/o H.No.17/1/182/M/81, Darab Jung Colony, Snathoush Nagar, Hyderabad, T.S.
3. Younus Khan S/o Ghouse Khan, aged 34 yrs, Occ: Business, R/o H.No.18-8-451/B/7, Moin Bagh, Fateh Shah Nagar, Hyderabad, T.S.
4. Syed Habeeb S/o Syed Madhar, aged 61 yrs, Occ: Business, R/o H.No.18-8-451/B/7, Ali Nagar, Kumarwadi, Edi Bazar, Hyderabad, T.S.
5. M/s AQ Square Relators Pvt. Ltd., Having its office at H.No.17-1-30/3/B/8/1, Ramchandra Nagar, Edi Bazar, Hyderabad. Rep. by its Authorised Representative Mohd. Azhar S/o Mohd. Ghouse, aged 36 yrs, R/o H.No.18-8-225/7/36, Habeeb Nagar, Riyasat Nagar, Saidabad, Hyderabad, T.S.

(For 1 to 5 By RPAD)

6. One CC to M/s. B KAVITA YADAV, Advocate [OPUC]
7. Two CCs to GP FOR STAMPS AND REGISTRATION, High Court at Hyderabad. [OUT]
8. One spare copy

HIGH COURT

Dr.CSL,J

DATED: 21.07.2023

ORDER

WP.No.14444 of 2023

EXTENSION OF INTERIM ORDER

