

HIGH COURT FOR THE STATE OF TELANGANA AT HYDERABAD

FRIDAY, THE TWENTY FOURTH DAY OF APRIL
TWO THOUSAND AND TWENTY SIX

:PRESENT:

THE HONOURABLE SRI JUSTICE NAMAVARAPU RAJESHWAR RAO
SA NO: 216 AND 217 OF 2025

SA NO: 216 OF 2025:

Between

1. D. Swaroopa, W/o. D.Veeraiah.
2. D. Veeraiah, S/O. D. Veeraiah.

.....APPELLANTS/Defendants

AND

Srikanth Bung, S/o. Kishan Bung Aged about 32 years, Occ. Business R/o. H.No. 6-3-596/63/8/2, Venkataramana Colony, Somajiguda, Hyderabad

.....RESPONDENT/Plaintiff

Second Appeal under Section 100 CPC against the order dated to allow the Second Appeal by setting aside the judgment passed Principal Senior Civil Judge, Ranga Reddy District in O.S.No. 561 of 2014 dated 13-07-2021 and confirmed by VI Additional District Judge, Ranga Reddy District at Kukatpally by dismissing AS.No. 21 of 2021 preferred by defendant and consequently dismiss the suit filed in O.S. No. 561 of 2014.

I.A. NO: 1 OF 2025

Petition under Section 151 of C.P.C praying that in the circumstances stated in the affidavit filed in support of the petition, the High Court may be pleased to grant interim stay on operation of judgment and decree passed by Principal Senior Civil Judge, R.R District, L.B. Nagar, in O.S 561 of 2014 dt. 13-07-2021 and confirmed by VI Addl District Judge, R.R District, Kukatpally by dismissing AS No. 21 of 2021 dt 21-02-2025, pending disposal of SA No 216 of 2025, on the file of the High Court.

The appeal coming on for hearing, upon perusing the appeal and the grounds filed in support thereof and the order of the High Court dated 01.05.2025 made in I.A.No.1 of 2025 and upon hearing the arguments of Sri L Harish Advocate for the Appellants and Sri B Murali Narayana Advocate for the Respondent.

SA NO: 217 OF 2025:

Between

D. Srikanth, S/o. D. Veeraiah.

.....APPELLANT/Defendant

AND

Srikanth Bung, S/o. Kishan Bung Aged about 32 years, Occ. Business R/o. H.No. 6-3-596/63/8/2, Venkataramana Colony, Somajiguda, Hyderabad

.....RESPONDENT/Plaintiff

Second Appeal under Section 100 CPC against the order dated to allow the Second Appeal by setting aside the judgment passed Principal Senior Civil Judge, Ranga Reddy District in O.S.No. 562 of 2014 dated 13-07-2021 and confirming by VI Additional District Judge, Ranga Reddy District at Kukatpally by dismissing the AS. 20/2021 preferred by defendant and consequently dismiss the suit filed in O.S. No. 562 of 2014.

I.A. NO: 1 OF 2025

Petition under Section 151 of C.P.C praying that in the circumstances stated in the affidavit filed in support of the petition, the High Court may be pleased to grant interim stay on operation of judgment and decree passed by Principal Senior Civil Judge, R.R District, L.B. Nagar, in O.S 562 of 2014 dt. 13-07-2021 and confirmed by VI Addl District Judge, R.R District, Kukatpally by dismissing AS No. 20 of 2021 dt 21-02-2025, pending disposal of SA No 217 of 2025, on the file of the High Court.

The appeal coming on for hearing, upon perusing the appeal and the grounds filed in support thereof and the order of the High Court dated 01.05.2025 made in I.A.No.1 of 2025 and upon hearing the arguments of Sri L Harish Advocate for the Appellants and Sri B Murali Narayana Advocate for the Respondent. The Court made the following.

ORDER

Heard learned counsel appearing for the appellants and learned counsel appearing for the respondent.

When the matters were taken up for hearing on 05.01.2026, this Court, after hearing both sides at length, passed the following order in I.A. No.2 of 2025:

"Therefore, the stand taken by appellants is not sustainable and the appellants are directed to pay arrears of rent together with interest at 18% per annum on the said arrears of rent i.e. appellants are directed to pay 50% of the arrears of rent with interest as per calculation memos filed by the respondent, within one month from today. In case of failure to pay the said amount, the interim stay granted on 01.05.2025 shall stand vacated automatically.

Accordingly, this application is ordered."

When the matters are taken up today, learned counsel appearing for the appellants submits that the appellants have paid some amount to the respondent.

Learned counsel appearing for the respondent submits that though some amount has been deposited, the same is not in accordance with the directions of this Court and not as per the calculation memos filed by the respondent. As on date, if recalculation is made, the amount payable would further increase.

Learned counsel appearing for the respondent further submits that if the appellants deposit the remaining amount, as per the calculation memos, before the ensuing summer vacation, the respondent would not press for initiating execution proceedings; failing which, the respondent would proceed with the execution proceedings.

In the light of the submissions made by the learned counsel on either side, the appellants are directed to deposit the remaining amount, as per the calculation memos filed by the respondent, on or before the commencement of the summer vacation, 2026.

In default of such deposit, the respondent is at liberty to proceed with execution proceedings, in accordance with law.

Learned counsel appearing for the appellants seeks time and submits that the matter may be posted on 15.06.2026, and undertakes that the remaining amount will be deposited before that date as per the calculation memos filed by the respondent. It is also submitted that a sum of Rs.5,83,053/- has already been deposited by the appellants.

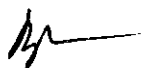
In view of the above submission, the respondent is permitted to withdraw a sum of Rs.5,00,000/- from out of the said amount.

Post on 15.06.2026.

Sd/- K.BHAVANI SWAMY
ASSISTANT REGISTRAR

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//TRUE COPY//


SECTION OFFICER

To,

1. The Principal Senior Civil Judge, R.R District, L.B. Nagar.
2. The VI Additional District Judge, R.R District, Kukatpally.
3. One CC to Sri. L HARISH Advocate [OPUC]
4. One CC to Sri. B MURALI NARAYANA, Advocate [OPUC]
5. One spare copy

HIGH COURT

RRN, J

DATED: 24-04-2026

POST ON 15.06.2026.

ORDER

SA.No.216 and 217 of 2025

DIRECTION

