



[3296] 2026:TSHC:12212

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

**FRIDAY, THE FIRST DAY OF MAY
TWO THOUSAND AND TWENTY SIX**

PRESENT

THE HONOURABLE SRI JUSTICE C.V. BHASKAR REDDY

CIVIL REVISION PETITION NO: 1274 OF 2026

Petition under Article 227 of the Constitution of India, aggrieved by the Judgment and decree passed by the learned Principal Senior Civil Judge-cum Appellate Court of Rent Control Cases at Nizamabad in RCA No. 03 of 2016 dated 16- 02026 confirming the order and decree passed by the learned Rent Controller-cum-Principal Junior Civil Judge, Nizamabad in RC No. 22 of 2011 dated 19-2-2016 the present CRP is filed for the following among other

Between:

Mohammed Abdul Rasheed, S/o late Mohd. Ismail, aged 66 years, Occ Business (Prop. New Sharjeel Traders) R/o Mulgies No. 8-1-84/A-1 and A-2, Ahmadi Bazar, Nizamabad, District Nizamabad.

...PETITIONER/APPELLANT/RESPONDENT

AND

Ahmed Abdul Hameed Khan, S/o late Ahmed Abdul Khader Khan, aged 69 years, Occ Business R/o H.No. 9-12-231, Ahmedpura colony, Nizamabad presently residing at H.No.9-3-58/AK/133, Afsar Khan colony, Moti Darwaza, Hyderabad.

...RESPONDENT

I.A. NO: 1 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 grant stay of all further proceedings pursuant to the order and decree passed by the learned Rent Controller-cum-Principal Junior Civil Judge, Nizamabad in RC No. 22 of 2011 dated 19- 2-2016 which was confirmed by the learned Principal Senior Civil Judge-cum Appellate Court of Rent Control Cases at Nizamabad in RCA No. 03 of 2016 by Judgment and decree dated 16-02-2026 pending disposal of the above CRP

Counsel for the Petitioner : Sri V Rohith

Counsel for the Respondents : None Appeared

The Court made the following : ORDER



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

THE HON'BLE SRI JUSTICE C.V.BHASKAR REDDY

CIVIL REVISION PETITION No.1274 of 2026

DATE : 01.05.2026

Between:

Mohammed Abdul Rasheed.

.....Petitioner

AND

Ahmed Abdul Hameed Khan.

....Respondent

ORDER

This Civil Revision Petition is filed by the petitioner aggrieved by the order dated 16.02.2026 passed in R.C.A.No.03 of 2016 by the learned Principal Senior Civil Judge-cum-Appellate Court of Rent Control Cases at Nizamabad, wherein the order and decree dated 19.02.2016 passed in R.C.No.22 of 2011 by the learned Rent Controller-cum-Principal Junior Civil Judge, Nizamabad, was confirmed.

2. The respondent herein filed R.C. No. 22 of 2011 under Section 10(3) (a) (ii) of the Andhra Pradesh Buildings (Lease, Rent and Eviction) Control Act, 1960, on the file of learned Rent Controller-cum-Principal Junior Civil Judge, Nizamabad, seeking eviction of the petitioner/tenant from the RCC roofed (2) Mulgies bearing Nos. 8-1-84/A-1 and A-2 situated at Ahmedi Bazar, Imtiaz Complex, Nizamabad (hereinafter referred as "subject property") and for delivery of vacant possession of the subject property. The said R.C was allowed vide order and decree



dated 19.02.2016 by the learned Principal Junior Civil Judge, directing the petitioner herein to vacate the subject property and hand over vacant physical possession to the respondent within two months from the date of order. Aggrieved thereby, the petitioner herein preferred R.C.A. No. 03 of 2016 on the file of Principal Senior Civil Judge-cum-Appellate Authority under the Rent Control Act at Nizamabad and the same was dismissed vide order dated 16.02.2026 confirming the order passed by the learned Rent Controller. Challenging the said concurrent findings, the present revision petition is filed by the petitioner.

3. When the matter is taken up for hearing, on 24.04.2026, the learned counsel for the petitioner sought time to file undertaking of the petitioner with regard to vacating the subject property within a reasonable time.

4. On 30.04.2026, the petitioner has filed an additional affidavit (undertaking) stating that it would be difficult for him to secure the commercial premises immediately for conducting the business and therefore sought 12 more months time to vacate the subject property from the date of passing orders in this revision.

5. As seen from the material placed on record, this Court does not find any error apparent on the face of the record to interfere with the concurrent orders passed by the trial Court as well as the appellate Court. However, having regard to the undertaking furnished by the



petitioner, this Court deems it appropriate to grant some reasonable time to the petitioner to vacate and handover the subject property. Therefore, the petitioner is directed to vacate the subject property and handover the vacant physical possession of the subject property to the respondent within a period of four (04) months from today.

6. Accordingly, this Civil Revision Petition is disposed of. There shall be no order as to costs.

Miscellaneous petitions, pending if any, shall stand closed.

SD/- AHMED ABDULLA KHAN
ASSISTANT REGISTRAR

//TRUE COPY//

SECTION OFFICER

To,

1. The learned Principal Senior Civil Judge-cum Appellate Court of Rent Control Cases at Nizamabad
2. One CC to Sri V. Rohith, Advocate [OPUC]
3. Two CD Copies

BJLB/BA



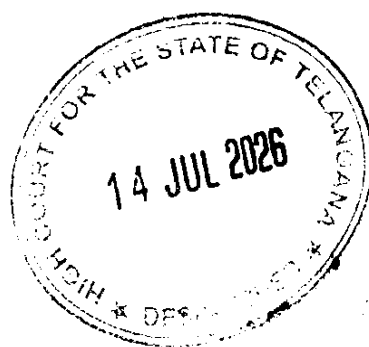
2026:TSHC:12212

HIGH COURT

DATED: 01/05/2026

ORDER

CRP.No.1274 of 2026



CIVIL REVISION PETITION IS DISPOSED OF

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