

(SHOW CAUSE NOTICE BEFORE ADMISSION)

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

MONDAY, THE FOURTH DAY OF MAY
TWO THOUSAND AND TWENTY SIX

:PRESENT:

THE HONOURABLE SRI JUSTICE NAGESH BHEEMAPAKA

WP NO: 15217 OF 2026

Between:

M/s. Krushi Infraprojects India Private Limited, H.No. 5-9-22/94, Adarsh Nagar, Near Birla Temple, Hyderabad - 500 063 Rep. by its Authorised Signatory B Shivanand Reddy

Petitioner

AND

1. The Union of India, Ministry of Finance, Department of Financial Services, North Block, New Delhi - 110 001 Represented by the Secretary

2. Bajaj Housing Finance Limited, 2ndFloor, City One, 7-1-22/2, Leela Nagar, Greenlands Road, Begumpet, Hyderabad - 500016

3. The Reserve Bank of India, 16thFloor, Central Office Building, Shahid Bhagat Singh Road, Mumbai - 400 001

4. The National Housing Bank, 3rdFloor, Bhavishya Nidhi Bhawan, Bhikaji Cama Place, New Delhi - 110 066.

5. Gunja Anil Kumar, S/ o. Gunja Vijayaraju, Aged about 46 Years, Occupation. Employee, R/ o. Door No. 49-4/1-17/5G, Krupa Residency, Prashanth Colony, Road No. 2, Gunadala, Vijayawada (Urban), Machavaram (PO),

Respondents

WHEREAS the Petitioner above named through its Advocate SRI KAILASH NATH P.S.S presented this 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, Order of Direction, more particularly in the nature of a Writ of Mandamus declaring the action of the Respondent No.2 in withholding of the Petitioner's original title documents by after full repayment of the Construction Finance Loan Account No.H400CF0998173 and issuance of the NOC dated 17.10.2025 and in further issuing a Final Notice to the Petitioner dated 22.01.2026 to refund the entire financial assistance availed by Respondent No.5 together with interest and applicable charges and costs as illegal, arbitrary, highhanded and without authority of law, and violative of Reserve Bank of India (Housing Finance Companies) Directions, 2025 dated 28.11.2025, and consequently set aside the Final Notice

dated 22.01.2026 and direct Respondent No. 2 to forthwith release and return to the Petitioner all original title deeds, property documents, and other documents deposited as security for Construction Finance Loan Account No.H400CFC0998173.

AND WHEREAS the High Court upon perusing the petition and memorandum of grounds filed herein and upon hearing the arguments of SRI P. VENUGOPAL, SENIOR COUNSEL REPRESENTING SRI KAILASH NATH P.S.S Advocate for the Petitioner and SRI N. BHUJANGA RAO, DEPUTY SOLICITOR GENERAL OF INDIA for the Respondent no.1 directed issue of notice to the Respondents herein to show cause as to why this WRIT PETITION should not be admitted.

You viz:

1. The Secretary, Union of India, Ministry of Finance, Department of Financial Services, North Block, New Delhi - 110 001.
2. The Bajaj Housing Finance Limited, 2ndFloor, City One, 7-1-22/2, Leela Nagar, Greenlands Road, Begumpet, Hyderabad - 500016
3. The Reserve Bank of India, 16thFloor, Central Office Building, Shahid Bhagat Singh Road, Mumbai - 400 001
4. The National Housing Bank, 3rdFloor, Bhavishya Nidhi Bhawan, Bhikaji Cama Place, New Delhi - 110 066.
5. Gunja Anil Kumar, S/ o. Gunja Vijayaraju, R/ o. Door No. 49-4/1-17/5G, Krupa Residency, Prashanth Colony, Road No. 2, Gunadala, Vijayawada (Urban), Machavaram (PO).

are directed to show cause on or before 15.06.2026 to which date the case stands posted as to why in the circumstances set out in the petition and the affidavit filed therewith (copy enclosed) this WRIT PETITION should not be admitted.

I.A. NO: 1 OF 2026

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 direct Respondent no.2 to issue No Objection Certificate (NOCs) to enable sale and registrations of villas by the petitioner, pending disposal of WP No 15217 of 2026, on the file of the High Court.

The Court made the following

ORDER:

Heard Sri P. Venugopal, learned Senior Counsel representing Sri Kailash Nath P.S.S., learned counsel for the petitioner.

Notice before admission.

Sri N. Bhujanga Rao, Learned Deputy Solicitor General of India takes notice for respondent No.1.

Learned counsel for the petitioner is permitted to take out personal notice to respondent Nos.2 to 5 through Speed Post with Acknowledgment Due and file proof of service of the same.

List on 15.06.2026.

In the meanwhile, there shall be interim direction as prayed for in I.A.No.1 of 2026.

C. DEEPIKA
ASSISTANT REGISTRAR

//TRUE COPY//


SECTION OFFICER

To,

1. The Secretary, Union of India, Ministry of Finance, Department of Financial Services, North Block, New Delhi - 110 001.
2. The Bajaj Housing Finance Limited, 2ndFloor, City One, 7-1-22/2, Leela Nagar, Greenlands Road, Begumpet, Hyderabad - 500016
3. The Reserve Bank of India, 16thFloor, Central Office Building, Shahid Bhagat Singh Road, Mumbai - 400 001
4. The National Housing Bank, 3rdFloor, Bhavishya Nidhi Bhawan, Bhikaji Cama Place, New Delhi - 110 066.
5. Gunja Anil Kumar, S/ o. Gunja Vijayaraju, R/ o. Door No. 49-4/1-17/5G, Krupa Residency, Prashanth Colony, Road No. 2, Gunadala, Vijayawada (Urban), Machavaram (PO).
(Addressees 1 to 5 BY SPAD along with a copy of petition and affidavit)
6. One CC to SRI KAILASH NATH P.S.S Advocate [OPUC]
7. One CC to SRI N. BHUJANGA RAO Deputy Solicitor General of India [OPUC]
8. One spare copy

HIGH COURT

NBK, J

DATED: 04-05-2026

LIST ON 15.06.2026.

NOTICE BEFORE ADMISSION

WP.No.15217 of 2026

INTERIM DIRECTION

