



2026:TSHC:8125

[3484]

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

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

PRESENT

THE HONOURABLE SRI JUSTICE G.M. MOHIUDDIN

CIVIL REVISION PETITION Nos.1487 AND 1488 OF 2026

CIVIL REVISION PETITION NO: 1487 OF 2026

Petition under Article 227 of the constitution of India aggrieved by the Order dated 06.05.2026 Passed in IA No.71 of 2025 in OS No. 10 of 2025 on the file of the court of the I Additional District and Sessions Judge, Medchal-Malkajgiri District at Kushaiguda.

Between:

Sri. M. Balram, S/o. Nagabhushanam Aged 65 years, Occ Business, R/o. 40-51/1, Vasanth Vihar Colony Moula-Ali, Hyderabad-500040.

...Petitioner /Respondent No.9/Defendant No.9

AND

1. Smt Dundumulla Amrutha alias Nagireddy Amruthamma, W/o. Sri. Papi Reddy, Aged about 65 years, Occ Housewife, R/o. House No.6-3-604, Penthouse, Vannala Harika Enclave Hilltop Colony, Padmavathi Nagar Khairatabad, Hyderabad-4 Rep. by Power of Attorney Holder Sri Dundumulla Bhagat Reddy S/o. Sri. Papi Reddy, aged about 41 years, Occ Business R/o. House No.6-3-604, Penthouse, Vannala Harika Enclave Hilltop Colony, Padmavathi Nagar Khairatabad, Hyderabad-4 Aadhaar No. 6158 9442 9315 Mobile No 9246554318.

...Respondent No.1/Petitioner/Plaintiff

2. Sri. Nagireddy Narender Reddy, S/o Late Sri Sathi Reddy, Aged about 68 years, 23 Raja Pushpa Canon Dale, Golden Mile Rd Kokapet, Hyderabad-75. Aadhaar No. 8587 2899 0835 Mobile No 9440791969
3. Smt. Nagireddy Vasantha, W/o. Narender Reddy, aged 63 years, Occ Housewife, R/o. 23, Raja Pushpa Canon Dale, Golden Mile Rd, Kokapet, Hyderabad 75. Mobile No 9490119871
4. Smt. Nagireddy Sheela, W/o. Late Mahender Reddy Aged about 65 years, 304, Golden Serenity Apartments Door No. 2-2-1105/35 and 36, Street No. 10, Tilak Nagar, Hyderabad - 44 Mobile No 9676453819



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5. Sri. Nagireddy Satish Reddy, S/o. Late Mahender Reddy, C/o Nagireddy Sheela, Aged about 44 years, 304, Golden Serenity Apartments, Door No. 2-2-1105/35 and 36, Street No. 10 Tilak Nagar, Hyderabad - 44.
6. Smt. Nagireddy Radhika, W/o. Kiran Reddy and D/o. Late Mahender Reddy, C/o Naaireddy Sheela, Aged about 42 years 304, Golden Serenity Apartments, Door No. 2-2-1105/35 and 36, Street No. 10, Tilak Nagar, Hyderabad-44.
7. Smt. Nagireddy Suvarna, W/o. Late Ravinder Reddy, Aged 63 years, H. No 1-64, Cheeryal Village, Keesara Mandal, Medchal-Malkajgiri District 501301 Aadhaar No. 5478 0912 5930
8. Sri. Nagireddy Vikram Reddy, S/o. Late Ravinder Reddy, Aged 39 Years, H. No 1-64, Cheeryal Village, Keesara Mandal, Medchal-Malkajgiri District 501301. Aadhaar No. 4358 6016 7292, Mobile No 9701015353
9. Nagireddy Swetha, D/o. late Sri Ravinder Reddy Aged 36 Years, H. No 1-64, Cheeryal Village, Keesara Mandal, Medchal-Malkajgiri District-501301 Mobile No 9966865353 (Respondent Nos. 2 to 9 are not necessary parties to this CRP)

...Respondents

I.A. NO: 2 OF 2026

Petition under Section 151 of CPC praying that in the circumstances stated in the affidavit filed in support of the petition, the High Court may be pleased to pass orders directing disposal of IA No. 71 of 2025 in OS No. 10 of 2025 forthwith pending on the file of I Addl. District & Sessions Judge, Medchal-Malkajgiri District, at Kushaiguda (now Vacation Civil Judge, Medchal-Malkajgiri District at Kushaiguda expeditiously.

CIVIL REVISION PETITION NO: 1488 OF 2026

Petition under Article 227 of the constitution of India aggrieved by the Order dated 08.05.2026 Passed in IA No.9 of 2026 in OS No. 10 of 2025 on the file of the court of the I Additional District and Sessions Judge, Medchal-Malkajgiri District at Kushaiguda.

Between:

Sri. M. Balram, S/o. Nagabhushanam, Aged 65 years, Occ. Business, R/o. 40-51/1, Vasanth Vihar Colony, Moula-Ali, Hyderabad-500040.

...Petitioner/Petitioner/Defendant No.9

AND

1. Smt Dundumulla Amrutha alias Nagireddy Amruthamma, W/o. Sri. Papi Reddy, Aged about. 65 years, Occ. Housewife, R/o. House No.6-3-604, Penthouse, Vannala Harika Enclave Hilltop Colony, Padmavathi Nagar Khairatabad, Hyderabad-4 Rep. by Power of Attorney Holder Sri Dundumulla Bhagat Reddy S/o. Sri. Papi Reddy, aged about. 41 years, Occ. Business



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R/o. House No.6-3-604, Penthouse, Vannala Harika Enclave, Hilltop Colony,
Padmavathi Nagar Khairatabad, Hyderabad-4 Aadhaar No. 6158 9442 9315
Mobile No. 9246554318

...Respondent No.1/Respondent No.1/Plaintiff

2. Sri. Nagireddy Narender Reddy, S/o. Late. Sri Sathi Reddy, Aged about 68 years, 23, Raja Pushpa Canon Dale, Golden Mile Rd Kokapet, Hyderabad-75. Aadhaar No. 8587 2899 0835 Mobile No. 9440791969
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6. Smt. Nagireddy Radhika, W/o. Kiran Reddy and D/o. Late Mahender Reddy, C/o Nagireddy Sheela, Aged about 42 years, 304, Golden Serenity Apartments, Door No. 2-2-1105/35 and 36, Street No. 10, Tilak Nagar, Hyderabad-44.
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9. Nagireddy Swetha, D/o. late Sri Ravinder Reddy Aged 36 Years, H. No. 1-64, Cheeryal Village, Keesara Mandal, Medchal-Malkajgiri District-501301 Mobile No. 9966865353

...Respondent No.2 to 9/Respondent No.2 to 9/Defendant NO.1 to 8

I.A. NO: 2 OF 2026

Petition under Section 151 of CPC praying that in the circumstances stated in the affidavit filed in support of the petition, the High Court may be pleased to pass orders directing disposal of IA No.9 of 2026 forthwith and adjudicate the pending interlocutory applications in the suit pending on the file of I Addl. District and Sessions Judge, Medchal-Malkajgiri District at Kushaiguda (now Vacation Civil Judge, Medchal-Malkajgiri District at Kushaiguda expeditiously.

Counsel for the Petitioners in both CRPs : Sri. Ajay Kumar Kulkarni

Counsel for the Respondents in both CRPs : _ _ _

The Court made the following: COMMON ORDER



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

THE HON'BLE SRI JUSTICE G.M.MOHIUDDIN

CIVIL REVISION PETITION Nos.1487 AND 1488 OF 2026

DATE:15.05.2026

C.R.P.No.1487 of 2026

Between:

M.Balaram

....Petitioner

And

Dundumulla Amrutha alias
Nagireddy Amruthamma and
8 others.

....Respondents

C.R.P.No.1488 of 2026

Between:

M.Balaram

....Petitioner

And

Dundumulla Amrutha alias
Nagireddy Amruthamma and
8 others.

....Respondents

COMMON ORDER

Since both the Civil Revision Petitions arise out of interlocutory proceedings in connected matters and involve similar questions for consideration, they are being disposed of by this common order.

2. C.R.P.No.1487 of 2026 is filed aggrieved by the docket order dated 06.05.2026 in I.A.No.71 of 2025 in O.S.No.10 of 2025 passed by



learned I Additional District and Sessions Judge, Medchal-Malkajgiri District at Kushaiguda (for short "the trial Court") whereby the learned Judge adjourned the said I.A.No.71 of 2025 to 12.06.2026 at the request of counsel for one of the respondents.

3. C.R.P.No.1488 of 2026 is filed aggrieved by the docket order dated 08.05.2026 in I.A.No.9 of 2026 in O.S.No.10 of 2026 passed by learned I Additional District and Sessions Judge, Medchal-Malkajgiri District at Kushaiguda whereby the learned Judge posted the advancement application *vide* I.A.No.9 of 2026 filed by the petitioner herein to 22.05.2026 for filing counters defeating the urgency made out by the petitioner herein.

4. Heard learned counsel for revision petitioner.

5. Learned counsel for the revision petitioner submits that the continuation of the *ex parte status quo* order dated 21.04.2025 granted in I.A.No.71 of 2025 against the alienation of suit schedule properties is causing irreparable loss and hardship to the petitioner herein, as the substantial investments have been made by the petitioner in developing Schedule-B and D of the suit schedule properties including formation of layout after obtaining HMDA approval. Learned counsel further that the petitioner has also filed I.A.No.462 of 2026 seeking vacating the *status quo* on the ground of subsequent developments and changed circumstances.



6. Learned counsel for the petitioner further submits that respondent No.1/plaintiff and petitioner herein have already compromised the matter in respect of Schedule-B and D of the suit schedule properties and the same has been placed on record by filing I.A.No.417 of 2026. The learned counsel further submits that the memorandum of compromise and the averments made therein clearly show that the Schedule-B and D properties were converted from agricultural to non-agricultural use with formation of roads and demarcation of plots. Learned counsel further submits that the compromise petition filed by respondent No.1/plaintiff *vide* I.A.No.417 of 2026 itself acknowledges the said developments and seeks to restrict her claim to specific plots.

7. Learned counsel further submits that the substantial third-party interest has intervened and the respondent No.1/plaintiff herself has agreed to compromise; and continuation of *status quo* serves no equitable purpose. The balance of convenience tilts heavily in favour of the petitioner who has invested substantial sums and continues to face grave prejudice.

8. Learned counsel further submits that the trial Court without properly appreciating the prejudice likely to be caused to the petitioner, posted the advancement applications to 22.05.2026 for filing counter therein, which according to the learned counsel defeats the very purpose of filing the advancement applications. The learned counsel

further submits that trial Court has erred in not disposing of I.A.No.71 of 2025, in which an *ex parte* order of *status quo* granted on 21.04.2025, despite lapse of more than twelve (12) months. Learned counsel contends that the failure to dispose of I.A.No.71 of 2025 is contrary to the statutory mandate under Order XXXIX Rule 3A CPC, which requires applications, where *ex parte* orders have been granted to be disposed of within thirty (30) days.

9. Learned counsel further contends that the decision of the trial Court in posting the advancement applications i.e., I.A.Nos.9 to 12 of 2026 for counters on 22.05.2026 is a procedural error, inasmuch as the trial Court failed to appreciate that, in applications seeking advancement, particularly where urgency is demonstrated as in the present case, there is no requirement to insist upon formal counters. Learned counsel submits that counters to advancement applications are an exercise in futility and that no prejudice can be shown by any respondent when the matter is heard earlier

10. Learned counsel submits that the trial Court erred in posting I.A.Nos.9 to 12 of 2026 (advancement applications) to 22.05.2026 for filing counters. The learned counsel contends that the said applications merely seek advancement of hearing dates and do not seek any substantive relief affecting the respondent's rights. The respondent's right to file counters to I.A.No.462 of 2026 (vacate stay petition) and I.A.No.417 of 2026 (compromise petition) remains fully protected.



Learned counsel submits that counters can be filed and considered when the applications i.e., I.A.Nos.462 and 417 of 2026 are taken up for hearing and therefore, posting the advancement applications for counters unnecessarily delays adjudication of pending applications.

11. Learned counsel for the petitioner submits that the grievance of the revision petitioner would be adequately addressed if the trial Court is directed to take up I.A.No.71 of 2025, I.A.No.462 of 2026 and I.A.No.417 of 2026 on 22.05.2026 without insisting on counters in I.A.Nos.9 to 12 of 2026.

12. Having regard to the fact that the respondent No.1/plaintiff has entered into compromise with the petitioner herein and the fact that respondent Nos.2 to 9 are shown as not necessary parties to the present Civil Revision Petition, the learned Vacation Civil Judge, Medchal-Malkajgiri District at Kushaiguda is directed to take up I.A.No.71 of 2025, I.A.No.462 of 2026 and I.A.No.417 of 2026 on 22.05.2026 without insisting upon counters in I.A.Nos.9 to 12 of 2026.

13. With the above direction, the Civil Revision Petitions are disposed of. There shall be no order as to costs.

Pending miscellaneous petitions, if any, shall stand closed.

SD/- V. HARI PRASAD
DEPUTY REGISTRAR

//TRUE COPY//

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SECTION OFFICER

To,

1. The I Additional District and Sessions Judge, Medchal-Malkajgiri District at Kushaiguda
2. One CC to SRI. AJAY KUMAR KULKARNI, Advocate [OPUC]
3. Two CD Copies

ADK/GNK



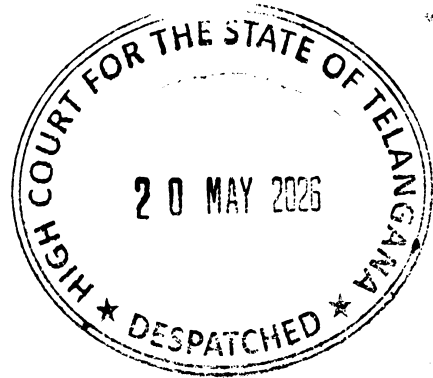
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HIGH COURT

DATED: 15/05/2026

COMMON ORDER

CRP.Nos.1487 and 1488 of 2026



DISPOSING OF THE BOTH CRPs

WITHOUT COSTS

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107
20/5/26