

HIGH COURT FOR THE STATE OF TELANGANA AT HYDERABAD

TUESDAY, THE SEVENTEENTH DAY OF FEBRUARY

TWO THOUSAND AND TWENTY SIX

:PRESENT:**THE HONOURABLE SRI JUSTICE PULLA KARTHIK****WRIT PETITION NO: 21621 OF 2025****Between:**

M/s. Rajkamal Transport, Rep. by its Partner, Rohit Kumar Joshi S/o. D.H. Joshi, aged 66 years, Occ.Business, Shop No.2, 2nd Floor, Maitri Arcade, Ranigunj, Secunderabad.

...Petitioner**AND**

1. The State of Telangana, Rep. by its Principal Secretary, Revenue (Registration and Stamps) Department, T.S Secretariat, Hyderabad.
2. The District Registrar, Hyderabad District, Bazar2hat, Red Hills, Hyderabad.
3. The Sub Registrar, Kavadiguda, Secunderabad SRO, Hyderabad District.
4. Smt. Mohini Palnitkar, W/o Late R.O Palnitkar Aged 75 years, Occ. Nil, R/o 5-2-1026/2, J.N Road, Risala Abdulla, Mozamjahi Market, Jambagh, Abids, Hyderabad-500001.
5. Mohan Palnitkar, S/o Late Ramesh Chandra Palnitkar, Aged 57 Years, Occupation. Business, D.No.5-2-1026/2, J.N Road, Risala Abdulla, Mozamjahi Market, Jambagh, Abids, Hyderabad-500001.
6. Vivek Palnitkar, S/o Late Ramesh Chandra Palnitkar, Aged 55 Years, Occupation. Business, D.No.5-2-1027, J.N Road, Risala Abdulla, Mozamjahi Market, Jambagh, Abids, Hyderabad-500001.
7. Rahul Palnitkar, S/o Late Ramesh Chandra Palnitkar Aged 49 Years, Occupation. Business, D.No.5-2-1027, J.N Road, Risala Abdulla, Mozamjahi Market, Jambagh, Abids, Hyderabad-500001
8. Mohammed Ikramuddin Mahmood Khan, S/o. Md. Mahmood Khan, Aged 38 years, Occ. Business, R/o. H.No.2-3-125-A, Ramgopalpet, Naliagutta, Secunderabad-500003
9. Sri V. RAVINDER, District Registrar (FAC), Hyderabad District, Bazarghat, Red Hills, Hyderabad.

...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 a Writ, Order or direction, more particularly one in the nature of Writ of Mandamus, calling for the records relating to impugned Proceedings No.E/1528/2/Appeal/2025 dated 21.05.2025 from the file of 2nd Respondent and after perusing the same, set aside the impugned Proceedings dt.21.05.2025 and as well as Sale Deed Doc.No.1005/2025 dated 21.05.2025 registered by 3rd Respondent, in pursuance to the impugned order dt. 21.05.2025, by declaring them

as arbitrary, illegal, violative of principles of natural justice and contrary to the Decree dated 01.07.2019 in OS No.229/2018 on the file of the Honble III Senior Civil Judge, City Civil Court, Secunderabad, in respect of Shop No.15, Ground Floor with a carpet area of 1570 sq.fts. along with super built up area of 1200 sq. ft. with 24 Sq. Yards of undivided land, situated in Plot Nos. 58, 58/1 and 921, known as Dr Pandit Rao Palnitkar's, Maitri Archade MG Road, Nallagutta Road, Secunderabad and with all other consequential benefits.

IA NO: 1 OF 2025

Petition under Section 151 CPC praying that in the circumstances stated in the affidavit filed in support of the writ petition, the High Court may be pleased to grant interim directions directing Respondent No. 8, not to dispossess the Petitioner from Shop No.15, Ground floor with a carpet area of 1570 sq.ft. along with super built up area of 1200 sq. ft. with 24 Sq. Yards of undivided land, situated in Plot Nos. 58, 58/1 and 921, known as Dr Pandit Rao Palnitkar's, Maitri Archade, MG Road, Nallagutta Road, Secunderabad, in the light of the Decree dated 01.07.2019 in OS No.229/2018 on the file of Honble III Senior Civil Judge, City Civil Court, Secunderabad, pending disposal of the Writ Petition of WP.No.21621 of 2025, on the file of the High Court.

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: 18.08.2025, 01.09.2025, 22.09.2025, 13.10.2025, 17.11.2025, 15.12.2025 and 19.01.2026 made herein and upon hearing the arguments of SRI. V. JAGAPATHI Advocate for the Petitioner and GP FOR STAMPS AND REGISTRATION for the Respondent Nos.1 to 3, the Court made the following.

ORDER:

No representation on behalf of learned counsel for the respondents.

Post on 17.03.2026.

Till then, the interim order granted earlier shall stand extended.

//TRUE COPY//

**SD/-MOHD.ISMAIL
DEPUTY REGISTRAR**

SECTION OFFICER

To,

1. One CC to SRI. V. JAGAPATHI, Advocate [OPUC].
2. Two CCs to GP FOR STAMPS AND REGISTRATION, High Court for the State of Telangana at Hyderabad [OUT].
3. One spare copy

HIGH COURT

PKJ

DATED:17/02/2026

POST ON 17.03.2026

ORDER

WP.No.21621 of 2025



INTERIM ORDER EXTENDED