

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

**THURSDAY, THE EIGHTEENTH DAY OF DECEMBER
TWO THOUSAND AND TWENTY FIVE**

:PRESENT:

THE HONOURABLE SMT JUSTICE RENUKA YARA

IA No. 2 OF 2025

IN

AS NO: 640 OF 2025

Between:

Basavathula Ramaiah, S/o.Muthaiah.

...Petitioner

(Appellant in AS 640 OF 2025
on the file of High Court)

AND

1. Thumula Manohar Rao, S/o.Narayana, Aged.62years, Occ.Government Employee, R/o.Peddapalli (V and M), Karimnagar(Dist)
2. Burra Sathish Goud, S/o.Chandraiah, Aged.49years, Occ. Business, R/ o. Krishnanagar, NTPC, Ramagundam (V and M), Karimnagar(Dist)
3. Munja Malla Goud, S/o.Narsa Gaud, Aged.82 years, Occ.Business, R/o.Ramagundam (V and M), Karimnagar(Dist)
4. Burra Rajesham Goud, S/o.Odelu, Aged.62years,Occ.Business, R/o.L.B.Nagar,Godavarikhani,Ramagundam (V and M), Karimnagar(Dist)
5. Singam Sathaiah Goud, S/o.Pocha Goud, Aged.64years, Occ.Business, R/o.Ramagundam (V and M), Karimnagar(Dist)
6. Mula Mallesham Goud, S/o.Bala Goud, Hindu, Aged.56years, Occ.Business, R/o.Ramagundam (V and M), Karimnagar(Dist)
7. Arella Narsa Goud, S/o.Lacha Goud, Aged70 years, Occ.Business, R/o.Kazipally, NTPC, Ramagundam Mandal, Karimnagar(Dist)
8. Bodiga Sambaiah Goud, S/o.Yellaiah Goud, Aged.62years, Occ.Business, R/o.Krishnanagar, NTPC, Ramagundam Mandal, Karimnagar(Dist)
9. Vemula Rajeshwari, W/o.Ambadasu, Aged.57years, Occ.Household, R/o.H.No.16-2-148, Shivajinagar, Godavarikhani Ramagundam Mandal, Karimnagar(Dist)
10. Mula Sarojana, W/o.Late.Mula Mallesham Goud, Aged.50years, Occ.Housewife, R/o.H.No.6-54, Rangampet Village of Choppadandi Mandal, Karimnagar(Dist)
11. Mula Bhanukumar, S/o.Late.Mula Mallesham Goud, Age.34years, Occ.Government Employee, R/o.H.No.6-54, Rangampet Village of Choppadandi Mandal, Karimnagar(Dist).

12. Mula Anandbabu, S/o.Late.Mula Mallesham Goud, Age.29years, Occ.SCCL Employee, R/o.H.No.6-54, Rangampet Village of Choppadandi Mandal, Karimnagar(Dist).

13. Burra Alekya, D/o.Late.Mula Mallesham Goud, Age.27years, Occ.Employee, R/ o.H.No.7-17/ 1, Arnakonda Village of Choppadandi Mandal, Karimnagar(Dist).

...Respondents
(Respondents in-do-)

Counsel for the Petitioner : Sri VLADIMEER KHATOON

Counsel for the Respondents :

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 interim stay of all further proceedings in O.S.No.18 of 2015 on the file of Addl. District Judge, Godavarikhani, pending disposal of AS No. 640 of 2025, on the file of the High Court.

The court while directing issue of notice to the Respondents herein to show cause as to why this application should not be complied with, made the following order.(The receipt of this order will be deemed to be the receipt of notice in the case).

ORDER

1. Heard learned counsel for the petitioner/appellant.
2. The appeal is filed by the petitioner/appellant/third party, who sought to implead himself in O.S.No.18 of 2015 on the file of the Additional District Judge at Godavarikhani ('trial Court'), which was filed by respondent No.1 herein in the year 2015 seeking specific performance of contract dated 04.05.2006 with respect to suit schedule A to C properties against respondent Nos.2 to 13 herein.
3. During pendency of the said suit when the matter was at the stage of arguments, the petitioner herein filed a petition *vide* I.A.No.25 of 2025 in O.S.No.18 of 2025 to implead him as defendant No.13 claiming to have interest in suit schedule C property. According to the petitioner herein, he has purchased suit schedule C property from the vendor of respondent No.1 under a registered sale deed, whereas respondent No.1 is claiming interest in the suit schedule A to C properties on the basis of agreement of sale-cum-General Power of Attorney. It is the case of petitioner that no title or right is transferred under agreement of

sale-cum-General Power of Attorney and therefore, his rights over the suit schedule C property are superior to that of respondent No.1.

4. The said implead petition was dismissed by the trial Court holding that the petition is filed at belated stage and that respondent No.1 being *dominus litis* is a party who decides against whom the suit is to be prosecuted. Aggrieved by the said dismissal, the petitioner filed C.R.P.No.3004 of 2025. However, when the said C.R.P. came up for adjudication on 10.10.2025 learned counsel for respondent No.1 reported that the suit in O.S.No.18 of 2015 was decreed on 06.10.2025 and therefore, the cause did not legally survive and the C.R.P. was dismissed as infructuous.

5. Once the suit is decreed, respondent No.1 is likely to proceed with E.P. for registration of sale deed through Court process within 90 days of passing of the decree dated 06.10.2025. In case, the operation of the decree is not stayed the substantial rights of the petitioner would be in jeopardy with respect to suit schedule C property. Therefore, the present application is filed seeking stay of all further proceedings in respect to O.S.No.18 of 2015.

6. In view of the facts and circumstances stated there shall be stay of operation of decree dated 06.10.2025 passed by the trial Court in O.S.No.18 of 2015 to the extent of suit schedule C property, till the next date of hearing.

7. Issue notice to respondents.

8. Personal notice is permitted.

9. For filing proof of service, list on 12.02.2026.

C. DEEPIKA
ASSISTANT REGISTRAR

//TRUE COPY//


SECTION OFFICER

To,

1. The Addl. District Judge, Godavarikhani.
2. Thumula Manohar Rao, S/o.Narayana, Aged.62years, Occ.Government Employee, R/o.Peddapalli (V and M), Karimnagar(Dist)(By SPAD)

3. Burra Sathish Goud, S/o.Chandraiah, Aged.49years, Occ. Business, R/ o. Krishnanagar, NTPC, Ramagundam (V and M), Karimnagar(Dist)(By SPAD)
4. Munja Malla Goud, S/o.Narsa Gaud, Aged.82 years, Occ.Business, R/o.Ramagundam (V and M), Karimnagar(Dist)(By SPAD)
5. Burra Rajesham Goud, S/o.Odelu, Aged.62years.Occ.Business, R/o.L.B.Nagar,Godavarikhani,Ramagundam (V and M). Karimnagar(Dist)(By SPAD)
6. Singam Sathaiah Goud, S/o.Pocha Goud, Aged.64years, Occ.Business, R/o.Ramagundam (V and M), Karimnagar(Dist)(By SPAD)
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15. One CC to SRI. VLADIMEER KHATOON Advocate [OPUC]
16. One spare copy

HIGH COURT

RY, J

DATED:18/12/2025

LIST ON 12.02.2026.

ORDER
I.A.No.2 of 2025
IN
AS.No.640 of 2025



STAY