

**IN THE HIGH COURT FOR THE STATE OF TELANGANA
AT HYDERABAD
(Special Original Jurisdiction)**

FRIDAY, THE NINETEENTH DAY OF SEPTEMBER
TWO THOUSAND AND TWENTY FIVE

PRESENT

THE HONOURABLE SRI JUSTICE N.TUKARAMJI

WRIT PETITION NO: 3594 OF 2023

Between:

M/s. Prime Properties, partnership firm having its registered office at No.10-5- 2/1/8, 1St Floor, Maheshwari Complex, Masab Tank, Hyderabad and rep. by its Partner Najeeb Ahmed.

.....PETITIONER

AND

1. The State of Telangana, represented by its Principal Secretary Home Department, Secretariat Buildings, BRKR Bhavan, Tank Bund, Hyderabad.
2. The Commissioner of Police, Cyberabad Police Commissionerate, Gachibowli, Hyderabad.
3. The Deputy Commissioner of Police, Cyberabad Police Commissionerate, Gachibowli, Hyderabad.
4. The Station House Officer, Madhapur Police Station, Madhapur, Hyderabad.
5. M/s. Bhagyanagar Co-operative Housing Society Limited T.A. No. 164/1961., Rep. by its Chairman, Person-in-Charge Committee, E. Raja Uma Reddy, @E. Rajumma Reddy, S/o. E.V. Krishna Reddy, aged 60 years, Occ. Business, with office at Flat No.502, R.R.M.R Enclave, Plot No. 145 and 146, Survey of India Colony, Chandra Nayak Nagar, Madhapur 500081, Hyderabad.
6. Pilli Bikshapathi,, S/o Late P. Balaiah, aged about 74 years, Occ. Agriculture, R/o H. No.8-50, Khaitalapur, Kukatpally Village, Balanagar Mandal, Ranga Reddy District. Respondent Nos. 5 and 6 are impleaded as per C.O.dt. 13.03.2024 in IA Nos. 2/2023 and 1/2024 respectively.
7. M/s.Bhagyanagar Plot Owners Welfare Association, its office situated at premises No.8-3-833/122, Phase-I, Kamalapuri Colony, Srinagar Colony, Banjara Hills, Hyderabad, rep by its President P.Venkat Ram Reddy.

(R 7 is impleaded as per Court Order dated 19-9-2025 in I.A.No.4 of 2023)

- 8 ✕ Chandrasekhar Reddy, S/o. A. Vittal Reddy,
aged about 54 years, Occ.: Service,
R/o.H. No. 8-2-684/4/34, F2023, P16,
Anand Banjara Society, Road No 12,
Banjara Hills, Hyderabad - 500034.
- 9 ✕ P. Vishnuvardhan Raju, S/o. P.V. Rama Raju,
aged about 56 years, Occ.: Business,
R/o. Plot No. 99, Lane No.3, Vahini Nagar,
Opp. Delhi Public School, Diamond Point Center,
Secunderabad - 500 009.
- 10 ✕ P. Bapuji, S/o. Venkatarama Raju,
aged about 58 years, Occ.: Business,
R/o. Budam Village, Bapatla District,
Andhra Pradesh - 522 111.
- 11 ✕ M/s. SSNR Projects Private Limited
Rep. by its Authorized Person,
Datta Veera Venkata Satyanarayana Raju, S/o. D. Krishnam Raju,
aged about 52 years, Occ.: Business,
with office at #51-8-40, Behind BOC Limited,
Seethamadhara, Visakhapatnam - 530 013.
- 12 ✕ Datla Subhadra Devi, W/o. Datla Krishnam Raju,
aged about 76 years, Occ.: Household,
R/o. H. No. 6-3-33, 1st Cross Hasthinapuri Colony,
Sainikpuri Post, Keesara, Ranga Reddy District,
Hyderabad, Telangana - 500 094.
- 13 ✕ Vegesna Vijayakumari, W/o. V.V.K. Appala Raju,
aged about 57 years, Occ.: Household,
R/o. Flat No T-2, 10th Cross, Sri Sri Castle Apts,
Behind Gadreg Apartments, Gebbal, Kempapura,
Bangalore -560024.
- 14 ✕ R. Trinadha Raju, S/o. RBVSS Ramakrishnam Raju,
aged about 64 years, Occ.: Agriculture,
R/o. H. No. 2-23-s-122, Adithya Nagar,
Near HMT Hills, Kukatpally,

- Hyderabad, Telangana – 500 072.
- 15 ~~X~~ N. Parvata Vardhanamma, W/o. N. Ramakrishnam Raju,
aged about 83 years, Occ.: Household,
R/o. H. No. 7-1-621/321, Flat No. 502, Road No.
Community Hall, S.R. Nagar, Ameerpet,
Hyderabad, Telangana – 500 038.
- 16 ~~X~~ Kolli Saroja, W/o. K. Satyanarayana Rao,
aged about 42 years, Occ.: Household,
R/o. H. No. 20-113/1, Street No.4,
Beside ATM Canara Bank, Dayanand Nagar,
Malkajgiri, Ranga Reddy District,
Hyderabad, Telangana – 500 047.
- 17 ~~X~~ Mantena Padma Santhi, W/o. M.V. Rama Chandra Raju,
aged about 55 years, Occ.: Household,
R/o. Flat No. 202, BMR Residency, Plot No. 143 & 144,
Road No. 3, Kakatiya Hills, Madhapur,
Serilingampally, Ranga Reddy District
Hyderabad, Telangana – 500 081.
- 18 ~~X~~ Balabadhuni Sunitha, W/o. Mallikarjuna Rao,
aged about 55 years, Occ.: Household,
R/o. H. No. 8-3-898/30/2, Nagarjuna Colony,
Hyderabad, Telangana – 500 073.
- 19 ~~X~~ Uddaraju Vasudeva Varma, S/o. Uddaraju Ramakrishnam Raju,
aged about 70 years, Occ.: Business,
R/o. H. No. 25-1-33, Flat No. 25, Venkatesh Estate,
1/2 Chandramouli Nagar, VTC,
Guntur, Andhra Pradesh – 522 007.
- 20 ~~X~~ Sagi Mani Raju, S/o. Sagi Naga Raju,
aged about 57 years, Occ.: Business,
R/o. H. No. 8-3-898/30/1, Nagarjuna Nagar,
Yellareddyguda, Ameerpet, Srinagar Colony,
Hyderabad, Telangana – 500 073.
- 21 ~~X~~ Kalidindi Venkata Subba Lakshmi Nagamani, W/o. K. Bapuji Raju,
aged about 60 years, Occ.: Business,
R/o. Villa No. 46, Sector C, My Home Ankura,
Tellapur, Ramachandrapuram,
Sanga Reddy District, Telangana – 502 032.
- 22 ~~X~~ Andey Satyanarayana S/o Sri Brahmanandam,
aged About 58 years, Occ : Business,
R/o Flat No 301, Sree Loukya Homes,
Adj Secretariat Colony, Manikonda,
Puppalguda, Ranga Reddy District,
Telangana – 500 089.

23. Thumu Sham Sunder, S/o.Sri T.Narasimha Rao, aged 71 years, Occ : Business, R/o.Plot No.186, Sy.No.1007, Bhagyanagar Society, Kukatpally, Hyderabad.

24. M.Venkat Ramana Reddy, S/o.Sri M.Laxma Reddy, aged 38 years, Occ : Service, R/o.Plot No.185, Sy.No.1007, Bhagyanagar Society, Kukatpally, Hyderabad.

* (RR 8 to 22 are impleaded as per Court Order dated 19-9-2025 in I.A.No.3 of 2024) ✓

* (RR 23 and 24 are impleaded as per Court Order dated 19-9-2025 in I.A.No.1 of 2025) ✓

...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 an order, direction, or writ, more particularly one in the nature of Writ of Mandamus, directing the respondents 1 to 4 to provide police protection to maintain status quo with regards to possession till final disposal of the four suits OS Nos.898 to 901 of 2001 on the file of the Hon'ble 1st Additional Senior Civil Judge, Rança Reddy district, since transferred to the court of the Hon'ble Principal Senior Civil Judge, Kukatpally renumbered as OS Nos.588 to 591 of 2022 in respect of the land in Survey No.1007 of Kukatpally village and Mandal, Medchal - Malkajgiri District, Telangana as directed by the Hon'ble Apex Court vide orders dated 01.10.2018 (Ex.P-1) and 19.08.2020 (Ex.P-2) in the interest of justice. ✓

I.A.NO:1 OF 2023

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 direct the respondents 1 to 4 to provide police protection in maintaining the status quo with regards to possession as ordered by the Honble Apex Court vide orders dated 01.10.2018 and 19.08.2020, in respect of the land in Survey Number 1007 of Kukatpally village and Mandal, Medchal - Malkajgiri District in the interest of justice. ✓

I.A.NO:5 OF 2023

Between:

✓ M/s.Bhagyanagar Plot Owners Welfare Association, its office situated at premises No.8-3-833/122, Phase-I, Kamalapuri Colony, Srinagar Colony, Banjara Hills, Hyderabad, rep by its President P.Venkat Ram Reddy.

.....PETITIONER/RESPONDENT-5

AND

- ✓ 1. M/s. Prime Properties, partnership firm having its registered office at No.10-5-2/1/8, 1St Floor, Maheshwari Complex, Ma'sab Tank, Hyderabad and rep. by its Partner Najeeb Ahmed.

.....RESPONDENT/WRIT PETITIONER

- ✓ 2. The State of Telangana, represented by its Principal Secretary Home Department, Secretariat Buildings, BRKR Bhavan, Tank Bund, Hyderabad.
- ✓ 3. The Commissioner of Police, Cyberabad Police Commissionerate, Gachibowli, Hyderabad.
- ✓ 4. The Deputy Commissioner of Police, Cyberabad Police Commissionerate, Gachibowli, Hyderabad.
- ✓ 5. The Station House Officer, Madhapur Police Station, Madhapur, Hyderabad.

.....RESPONDENTS/RESPONDENTS 1 to 4

- ✓ 6. M/s. Bhagyanagar Co-operative Housing Society Limited T.A. No. 164/1961., Rep. by its Chairman, Person-in-Charge Committee, E. Raja Uma Reddy, @E. Rajumma Reddy, S/o. E.V. Krishna Reddy, aged 60 years, Occ. Business, with office at Flat No.502, R.R.M.R Enclave, Plot No. 145 and 146, Survey of India Colony, Chandra Nayak Nagar, Madhapur 500081, Hyderabad.
- ✓ 7. Pilli Bikshapathi, S/o Late P. Balaiah, aged about 74 years, Occ. Agriculture, R/o H. No.8-50, Khaitalapur, Kukatpally Village, Balanagar Mandal, Ranga Reddy District. Respondent Nos. 5 and 6 are impleaded as per C.O.dt. 13.03.2024 in IA Nos. 2/2023 and 1/2024 respectively.

Between:

- 8 ✕ Chandrasekhar Reddy, S/o. A. Vittal Reddy,
aged about 54 years, Occ.: Service,
R/o.H. No. 8-2-684/4/34, F2023, P16,
Anand Banjara Society, Road No 12,
Banjara Hills, Hyderabad - 500034.
- 9 ✕ P. Vishnuvardhan Raju, S/o. P.V. Rama Raju,
aged about 56 years, Occ.: Business,
R/o. Plot No. 99, Lane No.3, Vahini Nagar,
Opp. Delhi Public School, Diamond Point Center,
Secunderabad - 500 009.
- 10 ✕ P. Bapuji, S/o. Venkatarama Raju,
aged about 58 years, Occ.: Business,
R/o. Budcam Village, Bapatla District,
Andhra Pradesh - 522 111.
- 11 ✕ M/s. SSNR Projects Private Limited
Rep. by its Authorized Person,
Datta Veera Venkata Satyanarayana Raju, S/o. D. Krishnam Raju,
aged about 52 years, Occ.: Business,
with office at #51-8-40, Behind BOC Limited,
Seethamadhara, Visakhapatnam - 530 013.
- 12 ✕ Datla Subhadra Devi, W/o. Datla Krishnam Raju,
aged about 76 years, Occ.: Household,
R/o. H. No. 6-3-33, 1st Cross Hasthinapuri Colony,
Sainikpuri Post, Keesara, Ranga Reddy District,
Hyderabad, Telangana - 500 094.
- 13 ✕ Vegesna Vijayakumari, W/o. V.V.K. Appala Raju,
aged about 57 years, Occ.: Household,
R/o. Flat No T-2, 10th Cross, Sri Sri Castle Apts,
Behind Gadreg Apartments, Gebbal, Kempapura,
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- 14 ✕ R. Trinadha Raju, S/o. RBVSS Ramakrishnam Raju,
aged about 64 years, Occ.: Agriculture,
R/o. H. No. 2-23-s-122, Adithya Nagar,
Near HIMT Hills, Kukatpally,

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- 15 ~~X~~ N. Parvata Vardhanamma, W/o. N. Ramakrishnam Raju,
aged about 83 years, Occ.: Household,
R/o. H. No. 7-1-621/321, Flat No. 502, Road No.
Community Hall, S.R. Nagar, Ameerpet,
Hyderabad, Telangana – 500 038.
- 16 ~~X~~ Kolli Saroja, W/o. K. Satyanarayana Rao,
aged about 42 years, Occ.: Household,
R/o. H. No. 20-113/1, Street No.4,
Beside ATM Canara Bank, Dayanand Nagar,
Malkajgiri, Ranga Reddy District,
Hyderabad, Telangana – 500 047.
- 17 ~~X~~ Mantena Padma Santhi, W/o. M.V. Rama Chandra Raju,
aged about 55 years, Occ.: Household,
R/o. Flat No. 202, BMR Residency, Plot No. 143 & 144,
Road No. 3, Kakatiya Hills, Madhapur,
Serilingampally, Ranga Reddy District
Hyderabad, Telangana – 500 081.
- 18 ~~X~~ Balabadhuni Sunitha, W/o. Mallikarjuna Rao,
aged about 55 years, Occ.: Household,
R/o. H. No. 8-3-898/30/2, Nagarjuna Colony,
Hyderabad, Telangana – 500 073.
- 19 ~~X~~ Uddaraju Vasudeva Varma, S/o. Uddaraju Ramakrishnam Raju,
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R/o. H. No. 25-1-33, Flat No. 25, Venkatesh Estate,
1/2 Chandramouli Nagar, VTC,
Guntur, Andhra Pradesh – 522 007.
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R/o. H. No. 8-3-898/30/1, Nagarjuna Nagar,
Yellareddyguda, Ameerpet, Srinagar Colony,
Hyderabad, Telangana – 500 073.
- 21 ~~X~~ Kalidindi Venkata Subba Lakshmi Nagamani, W/o. K. Bapuji Raju,
aged about 60 years, Occ.: Business,
R/o. Villa No. 46, Sector C, My Home Ankura,
Tellapur, Ramachandrapuram,
Sanga Reddy District, Telangana – 502 032.
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R/o Flat No 301, Sree Loukya Homes,
Adj Secretariat Colony, Manikonda,
Puppalguda, Ranga Reddy District,
Telangana – 500 089.

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R/o Flat No 301, Sree Loukya Homes,
Adj Secretariat Colony, Manikonda,
Puppalguda, Ranga Reddy District,
Telangana – 500 089.

- ✓ 23. Thumu Sham Sunder, S/o.Sri T.Narasimha Rao, aged 71 years, Occ : Business, R/o.Plot No.186, Sy.No.1007, Bhagyanagar Society, Kukatpally, Hyderabad.
- ✓ 24. M.Venkat Ramana Reddy, S/o.Sri M.Laxma Reddy, aged 38 years, Occ : Service, R/o.Plot No.185, Sy.No.1007, Bhagyanagar Society, Kukatpally, Hyderabad.
- ✗ (RR 8 to 22 are impleaded as per Court Order dated 19-9-2025 in I.A.No.3 of 2024) ✓
- * (RR 23 and 24 are impleaded as per Court Order dated 19-9-2025 in I.A.No.1 of 2025)

...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 vacate the interim Order dt.08/02/2023 passed in Writ Petition No.3594/2023 in the interest of justice.

I.A.NO: 2 OF 2024

Between

- ✓ Pilli Bikshapathi, S/o Late P. Balaiah, aged about 74 years, Occ. Agriculture, R/o. H. No.8-50, Khaitalapur, Kukatpally Village, Balanagar Mandal, Ranga Reddy District.

....PETITIONER/PROPOSED RESPONDENT

AND

- ✓ 1. M/s. Prime Properties, partnership firm having its registered office at No.10-5-2/1/8, 1St Floor, Maheshwari Complex, Masab Tank, Hyderabad and rep. by its Partner Najeeb Ahmed.

.....WRIT PETITIONER

- ✓ 2. The State of Telangana, represented by its Principal Secretary Home Department, Secretariat Buildings, BRKR Bhavan, Tank Bund, Hyderabad.
- ✓ 3. The Commissioner of Police, Cyberabad Police Commissionerate, Gachibowli, Hyderabad.
- ✓ 4. The Deputy Commissioner of Police, Cyberabad Police Commissionerate, Gachibowli, Hyderabad.

5. The Station House Officer, Madhapur Police Station, Madhapur, Hyderabad.

....RESPONDENTS/RESPONDENTS

6. M/s. Bhagyanagar Co-operative Housing Society Limited T.A. No. 164/1961., Rep. by its Chairman, Person-in-Charge Committee, E. Raja Uma Reddy, @E. Rajumma Reddy, S/o. E.V. Krishna Reddy, aged 60 years, Occ. Business, with office at Flat No.502, R.R.M.R Enclave, Plot No. 145 and 146, Survey of India Colony, Chandra Nayak Nagar, Madhapur 500081, Hyderabad.

7. Pilli Bikshapathi, S/o Late P. Balaiah, aged about 74 years, Occ. Agriculture, R/o H. No 8-50, Khaitalapur, Kukatpally Village, Balanagar Mandal, Ranga Reddy District. Respondent Nos. 5 and 6 are impleaded as per C.O.dt. 13.03.2024 in IA Nos. 2/2023 and 1/2024 respectively.

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- 9 * P. Vishnavardhan Raju, S/o. P.V. Rama Raju, aged about 56 years, Occ.: Business, R/o. Plot No. 99, Lane No.3, Vahini Nagar, Opp. Delhi Public School, Diamond Point Center, Secunderabad - 500 009.
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- 14 * R. Trinadha Raju, S/o. RBVSS Ramakrishnam Raju, aged about 54 years, Occ.: Agriculture, R/o. H. No. 2-23-s-122, Adithya Nagar, Near HIMT Hills, Kukatpally,

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 vacate the interim order dated 08.02.2023 made in WP.No.3594/2023.

I.A.NO:2 OF 2025

Between

- ✓ 1. Thumu Sham Sunder, S/o.Sri T.Narasimha Rao, aged 71 years, Occ : Business, R/o.Plot No.186, Sy.No.1007, Bhagyanagar Society, Kukatpally, Hyderabad.
- ✓ 2. M.Venkat Ramana Reddy, S/o.Sri M.Laxma Reddy, aged 38 years, Occ : Service, R/o.Plot No.185, Sy.No.1007, Bhagyanagar Society, Kukatpally, Hyderabad.

....PETITIONERS/PROPOSED RESPONDENTS 7 & 8

AND

- ✓ 1. M/s. Prime Properties, partnership firm having its registered office at No.10-5-2/1/8, 1St Floor, Maheshwari Complex, Masab Tank, Hyderabad and rep. by its Partner Najeeb Ahmed.

.....RESPONDENT/WRIT PETITIONER

- ✓ 2. State of Telangana, represented by its Principal Secretary Home Department, Secretariat Buildings, BRKR Bhavan, Tank Bund, Hyderabad.
- ✓ 3. The Commissioner of Police, Cyberabad Police Commissionerate, Gachibowli, Hyderabad.
- ✓ 4. The Deputy Commissioner of Police, Cyberabad Police Commissionerate, Gachibowli, Hyderabad.
- ✓ 5. The Station House Officer, Madhapur Police Station, Madhapur, Hyderabad.

.....RESPONDENTS/RESPONDENTS

- ✓ 6. M/s. Bhagyanagar Co-operative Housing Society Limited T.A. No. 164/1961., Rep. by its Chairman, Person-in-Charge Committee, E. Raja Uma Reddy, @E. Rajumma Reddy, S/o. E.V. Krishna Reddy, aged 60 years, Occ. Business, with office at Flat No.502, R.R.M.R Enclave, Plot No. 145 and 146, Survey of India Colony, Chandra Nayak Nagar, Madhapur 500081, Hyderabad.
- ✓ 7. Pilli Bikshapathi., S/o Late P. Balaiah, aged about 74 years, Occ. Agriculture, R/o H. No.8-50, Khaitalapur, Kukatpally Village, Balanagar Mandal, Ranga Reddy District. Respondent Nos. 5 and 6 are impleaded as per C.O.dt. 13.03.2024 in IA Nos. 2/2023 and 1/2024 respectively.

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 vacate the interim order dated: 08.02.2023 passed in WP No.3594/2023.

**Counsel for the Petitioner : SRI G.VIDYA SAGAR, LEARNED SENIOR ✓
COUNSEL SRI SRINIVAS MANTHA**

**Counsel for the Respondent Nos.1 to 4 : SRI R.LAXMIKANTH REDDY, AGP ✓
FOR HOME**

Counsel for the Respondent No.5 : SRI D.GNANESWARA NAIDU ✓

Counsel for the Respondent No.6 : SRI P.SRI HARSHA REDDY ✓

**Counsel for the Respondent Nos.7 to 21 : SRI BOMMINENI VIVEKANANDA, ✓
LEARNED COUNSEL REPRESENTING SRI L.PREETHAM REDDY**

✓ **Counsel for the Respondent Nos.22 & 23 : SRI MD. SAMEER AHMED,
LEARNED COUNSEL REPRESENTING SRI MOHD MOIN AHMED QUADRI**

The Court made the following ORDER

THE HONOURABLE SRI JUSTICE N.TUKARAMJI

WRIT PETITION No. 3594 OF 2023

ORDER:

This Writ Petition is filed under Article 226 of the Constitution of India seeking the following relief:

"...to issue an order, direction, or writ, more particularly, one in the nature of 'Writ of Mandamus', directing the respondents 1 to 4 to provide police protection to maintain status quo with regards to possession till final disposal of the four suits O.S.Nos. 898 to 901 of 2001 on the file of the Hon'ble I Additional Senior Civil Judge, Ranga Reddy District, since transferred to the Court of the Hon'ble Principal Senior Civil Judge, Kukatpally, renumbered as O.S. Nos. 588 to 591 of 2022 in respect of the land in Survey No. 1007 of Kukatpally Village and Mandal, Medchal-Malkajgiri District, Telangana, as directed by the Hon'ble Apex Court vide orders dated 01.10.2018 and 19.08.2020 in the interest of justice and to pass necessary orders."

2. I have heard Mr. G. Vidya Sagar, learned Senior Counsel, appearing on behalf of Mr. Srinivas Mantha, learned counsel for the petitioner; Mr. R. Laxmikanth Reddy, learned Assistant Government Pleader for Home, appearing for respondent Nos. 1 to 4; Mr. D. Ganeswara Naidu, learned counsel for respondent No. 5; and Mr. P. Sri Harsha Reddy, learned counsel for respondent No. 6.

I have also heard Mr. M. Damodar Reddy, learned counsel for respondent No. 7 (subject to orders in I.A. No. 4 of 2023, filed for impleadment of *M/s. Bhagyanagar Plot Owners Welfare Association*);

Mr. Bomm neni Vivekananda, learned counsel representing Mr. L. Preetham Reddy, learned counsel for respondent Nos. 7 to 21 (subject to orders in I.A. No. 3 of 2024); and Mr. Md. Sameer Ahmed, learned counsel representing Mr. Mohd. Moin Ahmed Quadri, learned counsel for respondent Nos. 22 and 23 (subject to orders in I.A. No. 1 of 2025).

3. The petitioner claims ownership of Ac.167.00 guntas of land in Survey No.1007, Kukatpally, Medchal-Malkajgiri District, Telangana (hereinafter "the subject land").

a) Alleging fraudulent execution of four sale deeds in favour of *M/s. Bhagyanagar Cooperative Housing Society* (respondent No.5), the petitioner instituted O.S. Nos. 898 to 901 of 2001 before the I Additional Senior Civil Judge, Ranga Reddy District. On transfer, these suits were renumbered as O.S. Nos. 588 to 591 of 2022 before the Principal Senior Civil Judge, Kukatpally, where they remain pending.

b) In O.S. No. 3306 of 1984, on the file of the VII Junior Civil Judge, City Civil Court, Hyderabad, a Receiver was appointed and took custody of the subject land. The petitioner's application for release of the property (I.A. No. 811 of 2004) having been dismissed, filed C.R.P. No. 6697 of 2004 before this Court, which released the property in his favour.

c) Challenges to the said order in SLP (C) Nos. 11595 of 2009 and 18163 of 2010 were dismissed as withdrawn by the Hon'ble Supreme Court on 10.01.2017.

d) The Receiver thereafter filed a final report dated 18.03.2017 confirming restoration of possession to the petitioner. The plaintiff in O.S. No. 3306 of 1984 also filed a Memo dated 17.03.2017 clarifying that Survey No.1007 was not part of the suit schedule.

e) Respondent No.7, *Bhagyanagar Plot Owners Welfare Association* (BPOWA), filed Contempt Petitions (C) Nos. 1583 and 1584 of 2017 before the Hon'ble Supreme Court, contending that filing of the Receiver's report amounted to contempt. The petitions were dismissed, thereby confirming the Receiver's report.

f) In 2020, the petitioner entered into a Joint Development Agreement with *M/s. ACE HIBC Private Limited*. In Civil Appeal No. 10128 of 2018, the Hon'ble Supreme Court, by orders dated 01.10.2018 and later in Contempt Petition (C) No. 433 of 2020, directed all parties to maintain *status quo* as to possession, prohibited creation of third-party interests, and directed the trial Court to dispose of the title suits within six months.

g) BPOWA also filed a Review Petition challenging this Court's order in C.R.P. No. 6697 of 2004. The Review was allowed on 03.02.2018. However, in SLP (C) No. 20052 of 2018, the Hon'ble Supreme Court set aside both the review order and the original order in

C.R.P. No. 697 of 2004, holding that the land in Survey No.1007 remained under the custody of the Receiver.

h) Nevertheless, since the Receiver had already released the property and filed his final report, the contempt petitions (C) Nos. 1583 and 1584 of 2017 against such release were dismissed.

i) The petitioner executed a development agreement for Ac.119.00 guntas in Survey No.1007. Though BPOWA challenged its registration, this Court in Writ Appeal, by order dated 29.06.2020, directed the Sub-Registrar to register the documents, which was accordingly done.

j) Alleging violation of the *status quo* order, BPOWA filed Contempt Petition (C) No. 433 of 2020. The Hon'ble Supreme Court, by order dated 19.08.2020, reiterated its directions regarding *status quo* and non-creation of third-party interests, while once again directing the trial Court to decide the pending title suits within six months.

k) The petitioner thereafter lodged police complaints dated 19.01.2022, 02.08.2022, and 10.12.2022, alleging attempts of criminal trespass by miscreants who sought to disturb his possession and damage structures on the subject land.

l) Alleging inaction by the police authorities in addressing these complaints, the petitioner has filed the present Writ Petition, seeking protection of his lawful possession over the subject land.

4. Learned Senior Counsel for the petitioner contends that the Hon'ble Supreme Court has issued a clear direction requiring all parties to maintain *status quo* with respect to possession of the subject property and prohibiting the creation of third-party interests. It is submitted that despite such directions, certain unsocial elements illegally interfered with the petitioner's possession. The petitioner, having sought protection from the concerned police authorities, was denied adequate assistance. Left with no other remedy, the petitioner was constrained to approach this Court. He further submits that this Court, after considering the submissions, passed an interim direction which was intended only to ensure adherence to the *status quo* order of the Hon'ble Supreme Court. It is emphasized that the prayer in the writ petition is limited solely to seeking police protection, and the allegation of the respondents that, on the basis of the interim order, the police are acting to advance the petitioner's possession or otherwise prejudice the interests of the respondents, is unfounded. It is thus asserted that both the prayer in the writ petition and the interim direction are fully consistent with the order of the Hon'ble Supreme Court, being confined only to the maintenance of *status quo*. The petitioner, therefore, prays for passing of appropriate orders.

5. Learned counsel for the respondents, on the other hand, submits that the interim direction is causing serious prejudice to the respondents.

It is argued that the police, under the guise of implementing the interim order, are making efforts to place the petitioner in possession of the property and to carry out acts which are ex facie impermissible. Accordingly, it is prayed that the interim direction be vacated and the writ petition dismissed.

6. I have carefully considered the submissions advanced by the learned counsel on either side and perused the material available on record.

7. The pleadings disclose that while the petitioner asserts rights over the subject land, the respondents also claim competing rights in respect thereof. Thus, it is evident that rival claims are pending adjudication before competent Civil Court.

8. From the pleadings, it emerges that there are two distinct sets of civil proceedings concerning the subject property. *Firstly*, O.S. No. 3306 of 1984 filed by one Mohammed Kazim Ali Khan against *M/s. Sridevi Colonizers and others* before the learned VII Junior Civil Judge, City Civil Court, Hyderabad. In that suit, the entire land in Survey No. 1007 of Kukatpally Village, was placed under the custody of a Receiver. The said order came to be challenged in revision, and though this Court initially released the property in favour of the petitioner, BPOWA carried the matter to the Hon'ble Supreme Court. While the order in revision was

upheld at first instance, upon review the Hon'ble Supreme Court set aside the orders passed therein, thereby restoring the property to the custody of the Receiver. The petitioner, however, asserts that in the meantime the property had been restored to his possession and a development agreement was executed.

9. *Secondly*, the petitioner instituted suits challenging the sale deeds allegedly executed fraudulently in favour of *Bhagyanagar Cooperative Housing Society Limited* (respondent No.7), which forms the foundation of the rights claimed by the unofficial respondents. These suits, now renumbered as O.S. Nos. 588 to 591 of 2022, are pending adjudication before the Court of the Principal Senior Civil Judge, Kukatpally.

10. In these circumstances, the Hon'ble Supreme Court, vide order dated 19.08.2020, passed the following directions:

"Having heard learned counsel in all the three contempt petitions, we are of the view that the title suits O.S. Nos. 898, 899, 900, 901 of 2001 pending before the I Additional Senior Civil Judge be taken up and decided within a period of six months from today. All parties will maintain status quo as to possession and no third party interest will be created in the meanwhile. List all the three contempt petitions after the judgment of the trial court is delivered."

11. The petitioner contends that despite the categorical directions of the Hon'ble Supreme Court, certain anti-social elements attempted to interfere with his possession, thereby frustrating the *status quo* order.

The petitioner, therefore, approached the police authorities seeking protection. Upon their failure to act promptly, the petitioner was constrained to approach this Court by way of the present writ petition. Considering the matter, this Court passed an interim direction on 08.02.2023 in the following terms:

"Heard the learned Senior Counsel Sri G. Vidyasagar, appearing for petitioner and the learned Assistant Government Pleader for Home. There shall be interim direction to respondent No.4 to forthwith act upon the representation of the petitioner dated 13.12.2022, seeking police aid by duly implementing the *status quo* order dated 01.10.2018 passed by the Hon'ble Supreme Court in Civil Appeal No. 10128 of 2018 arising out of SLP (C) No. 20052 of 2018, within a period of three (3) days from the date of receipt of a copy of this order. Learned Assistant Government Pleader for Home shall get instructions by the next date of hearing. Post on 01.03.2023 in Motion List."

12. A careful reading of the above interim order makes it abundantly clear that this Court only directed the police authorities to extend assistance for ensuring compliance with the *status quo* order. Nowhere does the order direct restoration of possession to the petitioner or confer any advantage beyond what was ordered by the Hon'ble Supreme Court.

13. It is a well-settled proposition of law that a *status quo* order requires preservation of the existing state of affairs as on the date of the order, so that no party alters the situation to the detriment of the other.

The Supreme Court in *Kishoresinh Ratansinh Jadeja v. Maruti Corporation* (2009) 11 SCC 229, reiterated that a *status quo* order binds all parties equally, freezing the factual position and preventing unilateral actions that may prejudice rival claims. Thus, *status quo* orders are intended to preserve possession and prevent alienation, transfer, or any act of meddling with the property until the dispute is adjudicated

14. In the present case, the efficacy of the *status quo* order dated 19.08.2020 passed by the Hon'ble Supreme Court extends to all stakeholders in the litigation, including the petitioner and the unofficial respondents. All parties are equally responsible for ensuring compliance with the order.

15. The petitioner alleges that third-party elements have attempted to disturb his possession in violation of the *status quo* order. His approach to the police authorities, therefore, cannot be faulted. Equally, if the possession of any respondent as on the date of the order is disturbed, they too would be entitled to seek similar protection. This Court's interim direction must be understood in that light, as a limited measure requiring the police to act upon representations to prevent violations of the *status quo* order.

16. It is further clarified that this Court's order does not authorize the police to restore possession, effectuate eviction, or otherwise tilt

possession in favour of one party. Should such issues arise, it would be open to the petitioner or the respondents to place the matter before the Hon'ble Supreme Court or the trial Court for appropriate directions.

17. This Court is mindful that civil proceedings are pending between the parties and that contempt petitions arising out of these disputes are already under consideration before the Hon'ble Supreme Court. Accordingly, the intervention of this Court in the present writ petition is necessarily limited to directing the police authorities to extend assistance for securing compliance with the *status quo* order of the Hon'ble Supreme Court.

18. In view of the above discussion, and as the interim direction has effectively addressed the grievance of the petitioner, this Court finds it appropriate to make the said direction absolute, in the interest of justice.

19. The Writ Petition is accordingly ordered as follows:

- I. The police authorities (respondent Nos. 1 to 4) are directed to extend necessary assistance to the petitioner in the event of any unlawful interference, including by anti-social elements, in strict compliance with the *status quo* order dated 01.10.2018 passed by the Hon'ble Supreme Court in Civil Appeal No. 10128 of 2018.

- II. This principle shall apply equally to the unofficial respondents and all other parties to the pending suits, who are bound by the *status quo* order of the Hon'ble Supreme Court. In the event of any violation, the aggrieved party, whether petitioner or respondent, shall be entitled to approach the competent forum, including the Hon'ble Supreme Court or the trial Court, for appropriate relief.
- III. The police authorities shall act upon any representations or complaints from the parties regarding violation of the *status quo* order, and take steps to ensure strict compliance with the same.
20. With these directions, this Writ Petition is disposed of. No order as to costs.

Pending miscellaneous applications, if any, shall stand closed.

//TRUE COPY//

SD/-MOHD. ISMAIL
DEPUTY REGISTRAR

SECTION OFFICER

To

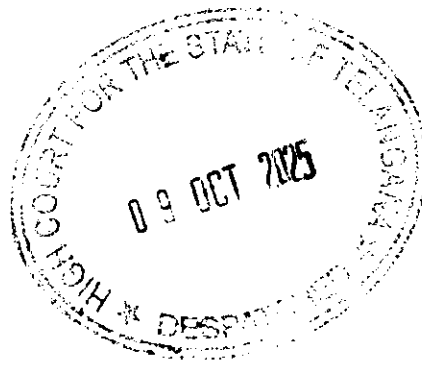
1. The Principal Secretary, Home Department, Secretariat Buildings, BRKR Bhavan, Tank Bund, State of Telangana at Hyderabad.
2. The Commissioner of Police, Cyberabad Police Commissionerate, Gachibowli, Hyderabad.
3. The Deputy Commissioner of Police, Cyberabad Police Commissionerate, Gachibowli, Hyderabad.
4. The Station House Officer, Madhapur Police Station, Madhapur, Hyderabad.
5. Two CCs to GP FOR HOME, High Court for the State of Telangana at Hyderabad. [OUT]
6. One CC to SRI SRINIVAS MANTHA, Advocate [OPUC]
7. One CC to SRI MOHD MOIN AHMED QUADRI, Advocate (OPUC)
8. One CC to SRI L.PREETHAM REDDY, Advocate (OPUC)
9. One CC to SRI P.SRI HARSHA REDDY, Advocate (OPUC)
10. One CC to SRI D.GNANESWARA NAIDU, Advocate (OPUC)
11. Two CD Copies

SA
GJP

[Signature]

HIGH COURT

DATED: 19/09/2025



ORDER

WP.No.3594 of 2023

**DISPOSING OF THE W.P
WITHOUT COSTS.**

(14) 1cpr
9/10/25