

IN THE HIGH COURT FOR THE STATE OF TELANGANA  
AT HYDERABAD

MONDAY, THE TWENTY FIRST DAY OF OCTOBER  
TWO THOUSAND AND TWENTY FOUR

PRESENT

THE HONOURABLE THE CHIEF JUSTICE ALOK ARADHE  
AND  
THE HONOURABLE SRI JUSTICE J SREENIVAS RAO

CIVIL REVISION PETITION Nos.3067 AND 3074 OF 2024

CIVIL REVISION PETITION NO: 3067 OF 2024

Petition under Article 227 of the constitution of India aggrieved by the Docket Order dated 06/09/2024 Passed in I.A.No.126 of 2024 in C.O.S. No.43 of 2023 on the file of the court of the Special Court for Trial and Disposal of Commercial Dispute, Ranga Reddy District at L.B. Nagar.

**Between:**

M/s. Taramandal Estates Private Limited, Rep. by its Director, Rajesh Agarwal, S/o. S.L. Agarwal, Aged about 56 years, Occ Business, R/o. 2nd Floor, R3ZEN Complex, Plot No.237 and 238 in Sy.No.46, Opposite D-Mart, Kavuri Hills, Hyderabad-500033.

...Petitioner/ Implead Petitioner/ Proposed Defendant No.6

**AND**

1. Smt. Kunadharaju Kumari, W/o. Bhaskar Raju, Aged about 67 years, Occ Housewife, R/o. Namburu, Guntur, Andhra Pradesh
2. M/s. KONSTRUCT REALTY INDIA PVT. LTD., Office at Plot No.227, Vivekananda Nagar Colony Kukatpally, Hyderabad-500072 Rep. by its Director, M. Bala Krishna Rao, S/o. M. Jagadeshwar Rao, R/o. H.No.3-6-67B, Plot No.227 & 228, Vivekananda Nagar, Beside Society Office, Kukatpally, Hyderabad-500072.
3. ANTERA KITCHEN AND BAR, Rep. by its Authorized Signatory Mr. K. Chandra Kanth.S/o. SRI.K. Sathyanarayana, aged about 36 years, Occupation Business, Resident of Jagathgirigutta, quthbullapur,Balanagar, Ranga Reddy District
4. M/s. KARACHI INC, Rep. by its Partners (a)Vijay Narayandas Ramnani @Vijay Ramnani S/o. Sri Narayandas Ramnani, Aged about 40 years, Occ Business (b)Rajesh Ramnani, S/o. Sri Narayandas Ramnani, Aged about 46 years, Occ Business, (c)Harish Ramnani, S/o. Sri Narayandas Ramnani, Aged about 41 years, Occ Business, All are R/o 4-35-470, Aliwyn colony kukatpally, Hyderabad.
5. M/s. WHITE ELEPHANT GROUP, Rep. by its Authorized Signatory Mr. K. Chandra Kanth.S/o. SRI.K. SATHYANARAYANA, aged about 36 years,

Occupation Business, Resident of Jagathgirigutta, quthbullapur, Balanagar, Ranga Reddy District.

6. HARISH BAGU ARITAKULA, S/o. Not Known to the Plaintiff, Aged Major, Occ Business, R/o. Kondapur, Hyderabad

...Respondents/Respondents/Defendant No.1 to 5

**IA NO: 2 OF 2024**

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 stay all further proceedings in C.O.S. No.43 of 2023 on the file of the Learned Special Court for Trial and Disposal of Commercial Dispute, Ranga Reddy District at L.B. Nagar, pending disposal of the above CRP.

**Counsel for the Petitioner : Sri M Surender Rao representing  
Sri M Sharath Kumar**

**Counsel for the Respondent No.1 : Sri E Ajay Reddy representing  
Sri Suresh Bhaktula**

**CIVIL REVISION PETITION NO: 3074 OF 2024**

Petition under Article 227 of the constitution of India aggrieved by the Docket Order dated 06/09/2024 Passed in I.A.No.125 of 2024 in C.O.S. No.45 of 2023 on the file of the court of the Special Court for Trial and Disposal of Commercial Dispute, Ranga Reddy District at L.B. Nagar.

**Between:**

M/s. KONSTRUCT REALTY INDIA PVT. LTD., at Plot No.227, Vivekananda Nagar Colony Kukatpally, Hyderabad-500072 Rep. by its Director, M. Bala Krishna Rao, S/o. M. Jagadeshwar Rao, R/o. H.No.3-6-67B, Plot No.227 & 228, Vivekananda Nagar, Beside Society Office, Kukatpally, Hyderabad-500072.

...Petitioner/Defendant No.1

**AND**

1. Gokaraju Pandu Ranga Raju, S/o. Gokaraju, Venkata Narasimha Raju, Aged about 50 years, Occ. Business, R/o. H.No. 22-17-55/258/3, Canal Road, A.S.R. Nagar, Bheemavaram, Sivaraopeta, Bheemavaram, West Godavari, A.P-534202

...Respondent No.1/Plaintiff

2. Antera Kitchen and Bar, Rep. by its Authorized Signatory Mr. K. Chandra Kanth.S/o. SRI.K. Sathyanarayana, aged about 36 years, Occ. Business, R/O Jagathgirigutta, quthbullapur, Balanagar, Ranga Reddy District.
3. M/s.Karachi INC, Sy. No.28, H. No. 1-2-3/1, Gachibowli, Ranga Reddy Rep. by its Partners. (a) Vijay Narayandas Ramnani @ Vijay Ramnani S/o. Sri Narayandas Ramnani, Aged about 40 years, Occ. Business, (b) Rajesh Ramnani, S/o. Sri Narayandas Ramnani, Aged about 46 years, Occ. Business, (c) Harish Ramnani, S/o. Sri Narayandas Ramnani, Aged about 41

years, Occ. Business, All are R/o 4-35-470, Allwyn colony, kukatpally, Hyderabad.

4. M/s.White Elephant Group, Rep. by its Authorized Signatory Mr. K. Chandra Kanth.S/o. Sri.K. Sathyanarayana, aged about 36 years, Occ. Business, R/o Jagathgiringutta, quthbullapur, Balanagar, Ranga Reddy District.
5. Harish Babu Aritakula, S/o Not known, Aged Major, Occ. Business, R/o Kondapur, Hyderabad.

...Respondents/Defendants

**IA NO: 1 OF 2024**

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 stay all further proceedings in C.O.S.No.45 of 2023 pending on the file of the Special Court for Trial and Disposal of Commercial Disputes, Ranga Reddy District at L.B.Nagar. pending disposal of the above C.R.P.

**Counsel for the Petitioner : Sri Naresh Reddy Chinnolla**

**Counsel for the Respondent No.1 : Sri Suresh Bhaktula**

**The Court made the following: COMMON ORDER**

**THE HON'BLE THE CHIEF JUSTICE ALOK ARADHE**

**AND**

**THE HON'BLE SRI JUSTICE J.SREENIVAS RAO**

**CIVIL REVISION PETITION Nos.3067 and 3074 of 2024**

**COMMON ORDER:** *(Per the Hon'ble the Chief Justice Alok Aradhe,*

Mr. M.Surender Rao, learned Senior Counsel representing Mr. M.Sharath Kumar, learned counsel for the petitioners.

Mr. E.Ajay Reddy, learned Senior Counsel representing Mr. Suresh Bhaktula, learned counsel for the respondent No.1.

2. With the consent of the learned counsel for the parties, the matters are heard finally.

3. In these civil revision petitions filed under Article 227 of the Constitution of India, the petitioners have assailed the validity of the orders dated 06.09.2024 passed in

I.A.No.126 of 2024 in C.O.S.No.43 of 2023 and I.A.No.125 of 2024 in C.O.S.No.45 of 2023.

4. Facts giving rise to filing of these civil revision petitions briefly stated are that the aforesaid civil suits, namely C.O.S.Nos.43 and 45 of 2023, were filed by the respondent No.1 seeking the relief of declaration, specific performance of contract and for recovery of the amount against the petitioner in C.R.P.No.3074 of 2024. In the course of the proceedings, interlocutory applications were filed seeking to deposit the arrears of the rents as mentioned in the suits so also future monthly rents on the share of the property. The Court of the Special Judge for Trial and Disposal of Commercial Disputes, Ranga Reddy District at L.B.Nagar (hereinafter referred to as, "the Commercial Court"), by orders dated 06.09.2024, has directed the tenants to deposit 50% of the monthly rents of the tenanted premises every month in the Court to the credit of the case till disposal of the interlocutory

applications. Being aggrieved, these civil revision petitions have been filed.

5. We have heard the learned Senior Counsel for the parties and have perused the record.

6. The orders dated 06.09.2024 are *ad interim* orders. The interlocutory applications are still pending before the Commercial Court. It will be open for the Commercial Court to decide the aforesaid interlocutory applications. Needless to state that the Commercial Court shall decide the interlocutory applications, namely the applications filed under Order VII Rule 10 of the Code of the Civil Procedure, 1908, expeditiously.

7. Learned Senior Counsel for the parties undertake to cooperate with the Commercial Court and not to seek any adjournment.

8. Accordingly, the civil revision petitions are disposed of.

Miscellaneous applications pending, if any, shall stand closed. However, there shall be no order as to costs.

Sd/- N. CHANDRA SEKHAR  
ASSISTANT REGISTRAR

//TRUE COPY//

SECTION OFFICER

To,

1. The Special Court for Trial and Disposal of Commercial Dispute, Ranga Reddy District at L.B. Nagar
2. One CC to Sri M Sharath Kumar, Advocate [OPUC]
3. One CC to Sri Naresh Reddy Chinnolla, Advocate [OPUC]
4. One CC to Sri Suresh Bhaktula, Advocate [OPUC]
5. Two CD Copies

ADK/gh

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**HIGH COURT**

**DATED:21/10/2024**

**COMMON ORDER**

**CRP.No.3067 AND 3074 of 2024**



**DISPOSING OF THE CRP'S  
WITHOUT COSTS**

*7 copies  
K  
22/10/24*