

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

**WEDNESDAY, THE ELEVENTH DAY OF MARCH
TWO THOUSAND AND TWENTY SIX**

PRESENT

**THE HONOURABLE THE CHIEF JUSTICE SRI APARESH KUMAR SINGH
AND
THE HONOURABLE SRI JUSTICE G.M. MOHIUDDIN**

WRIT APPEAL NOS: 237, 238, 239 & 240 OF 2026

W.A.No.237 OF 2026

Writ Appeal under clause 15 of the Letters Patent Against the order Dated 06/01/2026 in Writ Petition No.7634 of 2024 on the file of the High Court.

Between:

1. A. Shyam Sundar Reddy, aged 62 years R/o H.No.Villa No.128, Indu Aranya Haritha, Bandlaguda, Nagole, Hyderabad
2. Soma Venkata Ramana Reddy, S/o. S. Janardhan Reddy, aged 50 years R/o. H.No.Villa No.187, Indu Aranya Haritha, Bandlaguda, Hyderabad.
3. Gottam Gopal Reddy, G. Venkat Reddy, aged 80 years R/o. H.No.Villa No.178, Indu Aranya Haritha, Bandlaguda, Nagole, Hyderabad.

...APPELLANTS

AND

1. The Indu Aranya Villa Owners Association, Rep by its President, Indu Aranya Club House, Hyderabad.
2. The State of Telangana, Rep. by its Principal Secretary. Co-operative Societies, Secretariat, Hyderabad, Telangana-500063.
3. The Registrar General of Societies, Commissioner of Stamps and Registrations, Hyderabad, Telangana.
4. The Registrar of Societies, Ranga Reddy District, Telangana
5. The Deputy Registrar of Societies, -Ranga Reddy District, Telangana.
6. The Branch Manager, Union Bank of India, Anandnagar Colony, Bandlaguda.
7. V. Gopal Rao, General Secretary, R/o. Villa No.249, Indu Aranya Haritha, Bandlaguda, Nagole.
8. M. V. Ramana, Treasurer in charge, R/o. Villa No.231, Indu Aranya Haritha, Bandlaguda, Nagole

9. M. Laxman Rao, S/o. Late Venkata Rao, R/o. H.No.10-1/91, Indu Aranya Haritha Bandlaguda, Nagole.
10. M. Upender Reddy, S/o. M.Papi Reddy, R/o. H.No. 10-1/64, Indu Aranya Haritha, Bandlaguda, Nagole.
11. G.K. Satyanarayana, S/o. Late G. Appanna, R/o. H.No. 10-11-25, Indu Aranya Haritha. Bandlaguda. Nagole.
12. B. Gopal Reddy, S/o. Pulla Reddy, R/o. H.No. 10-1/167, Indu Aranya Haritha, Bandlaguda, Nagole.
13. E. Rami Reddy, S/o. E. Mukund Reddy, R/o. H.No. 10-1/179, Indu Aranya Haritha. Bandlaguda, Nagole.
14. E. Dayakar Reddy, S/o. E. Mukund Reddy, R/o. H.No. 10-1/81, Indu Aranya Haritha. Bandlaguda, Nagole.
15. Kumbarn Srinivas Reddy, S/o. K. Ranga Reddy, R/o. H.No. 10-1/80, Indu Aranya Haritha, Bandlaguda, Nagole.
16. K.V.V. Satyanarayana Reddy, S/o. K. Rama Krishna Reddy, R/o. H.No.10-1/21, Indu Aranya Haritha, Bandlaguda, Nagole.
17. Damodar Rao, S/o. P. Krishna Rao, R/o. H.No. 10-1/41, Indu Aranya Haritha, Bandlaguda, Nagole.
18. G. Venkateswara Rao, S/o. Late Laxman Rao, R/o. H.No. 10-1/141, Indu Aranya Haritha, Bandlaguda, Nagole.
19. Gavva Venkata Ramana Reddy, S/o. G. Kesava Reddy, R/o H.No.10-1/72, Indu Aranya Haritha, Bandlaguda, Nagole.
20. Gotam Jitender Reddy, S/o. G.Tirupathi Reddy, R/o. H.No. 10-1/37, Indu Aranya Haritha, Bandlaguda, Nagole.
21. I. Venkata Rayanam, S/o. Late I. Murali Krishna Rao, R/o.H.No. 10-1.31, Indu Aranya Haritha, Bandlaguda, Nagole.
22. Gona Ravinder Rao, S/o. G. Dharma Rao, R/o. H.No. 10-1/19, Indu Aranya Haritha Bandlaguda, Nagole.
23. A. Linga Reddy, S/o. A. Buchi Reddy, R/o. H.No. 10-1/158, Indu Aranya Haritha. Bandlaguda, Nagole.
24. Bujja Yugander Rao, S/o. Muralidhar Rao, R/o. H.No. 10-1/256, Indu Aranya Haritha, Bandlaguda, Nagole.
25. Enagala Sanjeev Reddy, S/o. E.V. K. Reddy, R/o. H.No. 10-1/254, Indu Aranya Haritha, Bandlaguda, Nagole.
26. Murari Shetty Venkata Srinivas Rao, S/o. M. Ram Mohan Rao, R/o. H.No. 10-1/114, Indu Aranya Haritha, Bandlaguda, Nagole.
27. V.V. Srinivas Rao, S/o. V. Bhaskar Rao, R/o. H.No. 10-1/12, Indu Aranya Haritha, Bandlaguda, Nagole.
28. Cholleti Prem Raj, S/o. C. Umanadam, R/o.10-1/225, Indu Aranya Haritha, Bandlaguda, Nagole.
29. Smt. G. Madhavi Latha, W/o. G. Srinivas Reddy, R/o. H.No. 10-1/30, Indu Aranya Haritha, Bandlaguda, Nagole.

(R6 to 8 are not necessary)

...RESPONDENTS

IA NO: 1 OF 2026

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 Suspend the Common Order Dt.06.01.2026 passed by learned Single Judge in I.A. No.3 of 2025 in W.P. No.7634 of 2024, until the final disposal of this Writ Appeal.

**Counsel for the Appellant : Ms.B.RACHANA REDDY, SENIOR COUNSEL,
rep., SRI MOHD BASEER RIYAZ**

Counsel for the Respondent No.1 : SRI SRINIVAS VELAGAPUDI

Counsel for the Respondent No.2 : GP FOR COOPERATION

Counsel for the Respondent No.3to5 : GP FOR STAMPS & REGISTRATION

Counsel for the Respondent No.9to20 : Ms. PALEM LAKSHMI PRIYA

Counsel for the Respondent No.21to29 : --

W.A.No.238 OF 2026

Writ Appeal under clause 15 of the Letters Patent Against Order Dated 06/01/2026 in WP No. 7634 of 2024 on the file of the High Court.

Between:

1. A. Shyam Sundar Reddy, Aged about 62 Years, Occ. Business R/o H.No.Villa No.128, Indu Aranya Haritha, Bandlaguda, Nagole, Hyderabad.
2. Soma Venkata Ramana Reddy, S/o. S. Janardhan Reddy, Aged about 50 years, Occ . Business, R/o. H.No.Villa No.187, Indu Aranya Haritha, Bandlaguda, Hyderabad.
3. Gottam Gopal Reddy, Aged about 80 years, Occ . Retired Professor, R/o. H.No.Villa No.178, Indu Aranya Haritha, Bandlaguda, Nagole, Hyderabad.

...APPELLANTS

AND

1. M. Laxman Rao, S/o. Late Venkata Rao, R/o. H.No. 10-1/91, Indu Aranya Haritha, Bandlaguda, Nagole.
2. M. Upender Reddy, S/o. M.Papi Reddy, R/o. H.No. 10-1/64, Indu Aranya Haritha. Bandlaguda, Nagole.
3. G.K. Satyanarayana, S/o. Late G. Appanna, R/o. H.No. 10-1/25, Indu Aranya Haritha. Bandlaguda, Nagole.

4. B. Gopal Reddy, S/o. Pulla Reddy, R/o. H.No. 10-1/167, Indu Aranya Haritha, Bandlaguda, Nagole.
5. E. Rami Reddy, S/o. E. Mukund Reddy, R/o. H.No. 10-1/179, Indu Aranya Haritha. Bandlaguda, Nagole.
6. E. Dayakar Reddy, S/o. E. Mukund Reddy, R/o. H.No. 10-1/81, Indu Aranya Haritha. Bandlaguda, Nagole.
7. Kumbam Srinivas Reddy, S/o. K. Ranga Reddy, R/o. H.No. 10-1/80, Indu Aranya Haritha, Bandlaguda, Nagole.
8. K.V.V. Satyanarayana Reddy, S/o. K. Rama Krishna Reddy, R/o. H.No. 10-1/21, Indu Aranya Haritha, Bandlaguda, Nagole.
9. P. Damodar Rao, S/o. P. Krishna Rao, R/o. H.No. 10-1/41, Indu Aranya Haritha, Bandlaguda, Nagole.
10. G. Venkateswara Rao, S/o. Late Laxman Rao, R/o. H.No. 10-1/141. Indu Aranya Haritha, Bandlaguda, Nagole.
11. Gavva Venkata Ramana Reddy, S/o. G. Kesava Reddy, R/o. H.No. 10-1/72, Indu Aranya Haritha, Bandlaguda, Nagole.
12. Gotam Jitender Reddy, S/o. G. Tirupathi Reddy, R/o. H.No. 10-1/37, Indu Aranya Haritha, Bandlaguda, Nagole.
13. Venkata Rayanam, S/o. Late L. Murali Krishna Rao, R/o. H.No. 10-1/31, Indu Aranya Haritha., Bandlaguda, Nagole.
14. Gona Ravinder Rao, S/o. G. Dharma Rao, R/o. H.No. 10-1/19, Indu Aranya Haritha, Bandlaguda, Nagole.
15. A. Linga Reddy, S/o. A. Buchi Reddy, R/o. H.No. 10-1/158, Indu Aranya Haritha. Bandlaguda, Nagole.
16. Bujja Yugander Rao, S/o. Muralidhar Rao, R/o. H.No. 10-1/256. Indu Aranya Haritha, Bandlaguda, Nagole.
17. Enagala Sanjeev Reddy, S/o. E.V. K. Reddy, R/o. H.No. 10-1/254, Indu Aranya Haritha, Bandlaguda, Nagole.
18. Murari Shetty Venkata Srinivas Rao, S/o. M. Ram Mohan Rao, R/o. H.No. 10-1/114. Indu Aranya Haritha, Bandlaguda, Nagole.
19. V.V. Sriniva Rao, S/o. V. Bhaskar Rao, R/o. H.No. 10-1/12, Indu Aranya Haritha. Bandlaguda, Nagole.
20. Cholleti Prem Raj, S/o. C. Umanadam, R/o. H.No. 10-1/225, Indu Aranya Haritha Bandlaguda, Nagole.
21. Smt. G. Madhavi Latha, W/o. G. Srinivas Reddy, Srinivas Reddy, S/o. K. Ranga Reddy, R/o. H.No. 10-1/80, Indu Aranya Haritha, Bandlaguda, Nagole.
22. The State of Telangana, Rep. by its Principal Secretary. Co-operative Societies, Secretariat, Hyderabad, Telangana-500063.
23. The Registrar General of Societies/ Commissioner of Stamps and Registrations, Hyderabad, Telangana.
24. The Registrar of Societies, Ranga Reddy District, Telangana.

25. The Deputy Registrar of Societies, Ranga Reddy District, Telangana.
26. The Indu Aranya Villa Owners Association, Rep by its President, Inciu Aranya. Club House, Hyderabad.
27. The Branch Manager, Union Bank of India, Anandnagar Colony, Bandlaguda.
28. V. Gopal Rao, S/o. Not Known, Age . 68 years, General Secretary, R/ o. Villa No.249, Indu Aranya Haritha, Bandlaguda, Nagole.
29. M. V. Ramana, S/o. Not known, Age . 50 years, Treasurer in charge, R/o. Villa No.231, Indu Aranya Haritha, Bandlaguda, Nagole. (Respondent No. 27 to 29 are Not Necessary Parties)

...RESPONDENTS

IA NO: 1 OF 2026

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 Suspend the Common Order Dt. 06.01.2026 passed by learned Single Judge in I.A. No.2 of 2025 in W.P. No.7634 of 2024, until the final disposal of this Writ Appeal.

**Counsel for the Appellant : Ms.B.RACHANA REDDY, SENIOR COUNSEL,
rep., SRI MOHD BASEER RIYAZ**

Counsel for the Respondent No.1to21 : Ms. PALEM LAKSHMI PRIYA

Counsel for the Respondent No.22 : GP FOR COOPERATION

Counsel for the Respondent No.23to25 : GP FOR STAMPS & REGISTRATION

Counsel for the Respondent No.26 : SRI SRINIVAS VELAGAPUDI

Counsel for the Respondent No.27to29 : --

W.A.No.239 OF 2026

Writ Appeal under clause 15 of the Letters Patent Against Order Dated 06/01/2026 in WP No 7634 of 2024 on the file of the High Court.

Between:

1. A. Shyam Sundar Reddy, R/o H.No.Villa No. L28, Indu Aranya Haritha, Bandlaguda, Nagole, Hyderabad.
2. Soma Venkata Ramana Reddy, S/o. S. Janardhan Reddy, ae.50yrs. R/o. H.No.Villa No.187, Indu Aranya Haritha, Bandlaguda, Hyderabad.
3. Gottam Gopal Reddy, G. Venkat Reddy, AGE. 80YRS R/o. H.No.Villa No.178, Indu Aranya Haritha, Bandlaguda, Nagole, Hyderabad.

...APPELLANTS

AND

1. The Indu Aranya Villa Owners Association, Rep by its President, Indu Aranya Club House, Hyderabad.
2. The State of Telangana, Rep. by its Principal Secretary. Co-operative Societies, Secretariat, Hyderabad, Telangana-500063.
3. The Registrar General of Societies/ Commissioner of Stamps and Registrations, Hyderabad, Telangana.
4. The Registrar of Societies, Ranga Reddy District, Telangana.
5. The Deputy Registrar of Societies, Ranga Reddy District, Telangana.
6. The Branch Manager, Union Bank of India, - Anandilagar Colony, Bandlaguda.
7. V. Gopal Rao, General Secretary, R/o. Villa No.249, Indu Aranya Haritha, Bandlaguda, Nagole.
8. M. V. Ramana, Treasurer in charge, R/o. Villa No.231, Indu Aranya Haritha, Bandlaguda, Nagole.
9. M. Laxman Rao, S/o. Late Venkata Rao, R. / o. F .No.10-1/ 91, Indu Aranya Haritha Bandlaguda, Nagole.
10. M. Upender Reddy, S/o. M.Papi Reddy, R/o. H No. 10-1./64, Indu Aranya Haritha, Bandlaguda, Nagole.
11. G.K. Sityanarayana, S/o. Late G. Appanna, R/o. H No. 10-11-25, Indu Aranya Haritha. Bandlaguda. Nagole.
12. B. Gopal Reddy, S/o. Pulla Reddy, R/o. H No. 10-1/167, Indu Aranya. Haritha, Bandlaguda, Nagole.
13. E. Rami Reddy, S/o. E. Mukund Reddy, R/o. H No. 10-1/179, Indu Aranya Haritha. Sandlaguda, Nagole.
14. E. Daytkar Reddy, S/o. E. Mukund Reddy, R/o. H.No. 10-1/81, Indu Aranya Haritha. Bandlaguda, Nagole.
15. Kumbam Srinivas Reddy, S/o. K. Rangy Reddy, R/o. H.No. 10-1/80, Indu Aranya Haritha, Bandlaguda, Nagole.
16. K.V.V. Satyanarayana Reddy, S/ o. K. Rama Krishna Reddy, R/o. H.No.10-1/21, Indu Aranya Haritha, Bandlaguda, Nagole.
17. P. Dampdar Rao, S/o. P. Krishna Rao, R/o. H. No. 10-1/41, Indu Aranya Haritha Bandlaguda, Nagole.
18. G. Venkateswara Rao, S/o. Late Laxman Rao, R/o. H.No. 10-1/141, Indu Aranya Haritha, Bandlaguda, Nagole.
19. Gavva Venkata Rani Reddy, S/o. G. Kesava Reddy, R/o H.No.10-1/72, Indu Aranya Haritha, Bandlaguda, Nagole.
20. Gotam Jitender Reddy, S/o. G.Tirupathi Reddy, R/o. H.No. 10-1/37, Indu Aranya Haritha, Bandlaguda, Nagole.
21. I. Venkata Rayanam, S/o. Late I. Murali Krishna Rao, R/o.H.No. 10-1.31, Indu Aranya Haritha, Bandlaguda, Nagole.

22. Gona Ravinder Rao, S/o. G. Dharma Rao, R/o. H.No. 10-1/19, Indu Aranya Haritha, Bandlaguda, Nagole.
23. A. Linga Reddy, S/o. A. Buchi Reddy, R/o. H.No. 10-1/158, Indu Aranya Haritha, Bandlaguda, Nagole.
24. Bujja Yugander Rao, S/o. Muralidhar Rao, R/o. H.No. 10-1/256, Indu Aranya Haritha, Bandlaguda, Nagole.
25. Enagala Sanjeev Reddy, S/o. E.V. K. Reddy, R/o. H.No. 10-1/254, Indu Aranya Haritha, Bandlaguda, Nagole.
26. Murari Shetty Venkata Srinivas Rao, S/o. M. Ram Mohan Rao, R/o. H.No. 10-1/114, Indu Aranya Haritha, Bandlaguda, Nagole.
27. V.V. Srinivas Rao, S/o. V. Bhaskar Rao, R/o. H.No. 10-1/12, Indu Aranya Haritha, Bandlaguda, Nagole.
28. Cholleti Prem Raj, S/o. C. Umanadam, R/o. H.No. 10-1/225, Indu Aranya Haritha, Bandlaguda, Nagole.
29. Smt. G. Madhavi Latha, W/o. G. Srinivas Reddy, R/o. H. No. 10-1/30, Indu Aranya Haritha, Bandlaguda, Nagole.

Respondents/Respondents 1 to 4 and 6 TO 29 in WP(Respondent 6 to 8 not necessary)

...RESPONDENTS

IA NO: 1 OF 2026

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 Suspend the Common Order Dt.06.01.2026 passed by learned Single Judge in I.A. No.1 of 2025 in W.P. No.7634 of 2024, until the final disposal of this Writ Appeal.

**Counsel for the Appellant : Ms.B.RACHANA REDDY, SENIOR COUNSEL,
rep., SRI MOHD BASEER RIYAZ**

Counsel for the Respondent No.1 : SRI SRINIVAS VELAGAPUDI

Counsel for the Respondent No.2 : GP FOR COOPERATION

Counsel for the Respondent No.3to5 : GP FOR STAMPS & REGISTRATION

Counsel for the Respondent No.9to20 : Ms. PALEM LAKSHMI PRIYA

Counsel for the Respondent No.21to29 : --

W.A.No.240 OF 2026

Writ Appeal under clause 15 of the Letters Patent dated 06.01.2026 in IA. No.4 of 2025 in W.P. No. 7634 of 2024 on the file of the High Court.

Between:

1. A. Shyam Sundar Reddy, R/o H.No.Villa No.128, Indu Aranya Haritha, Bandlaguda, Nagole, Hyderabad.
2. Soma Venkata Ramana Reddy, S/o. S. Janardhan Reddy, R/o. H.No.Villa No.187, Indu Aranya Haritha, Bandlaguda, Hyderabad.
3. Gottam Gopal Reddy, G. Venkat Reddy, R/o. H.No.Villa No.178, Indu Aranya Haritha, Bandlaguda, Nagole, Hyderabad.

...APPELLANTS

AND

1. The Indu Aranya Villa Owners Association, Rep by its President, Indu Aranya Club House, Hyderabad.
2. Gottam Gopal Reddy, G. Venkat Reddy, aged 90 yers R/o. H.No.Villa No.178, Indu Aranya Haritha, Bandlaguda, Nagole, Hyderabad.
3. The State of Telangana, Rep. by its Principal Secretary. Co-operative Societies, Secretariat, Hyderabad, Telangana-500063.
4. The Registrar General of Societies, Commissioner of Stamps and Registrations, Hyderabad, Telangana.
5. The Registrar of Societies, Ranga Reddy District, Telangana.
6. The Deputy Registrar of Societies, Ranga Reddy District, Telangana.
7. The Branch Manager, Union Bank of India, Anandnagar Colony, Bandlaguda.
8. V. Gopal Rao, General Secretary R/o. Villa No.249, Indu Aranya Haritha, Bandlaguda, Nagole.
9. M. V. Ramana, Treasurer in charge, R/o. Villa No.231, Indu Aranya Haritha, Bandlaguda, Nagole.
10. M. Laxman Rao, S/o. Late Venkata Rao, R/o. H.No.10-1/91, Indu Aranya Haritha Bandlaguda, Nagole.
11. M. Upender Reddy, S/o. M.Papi Reddy, R/o. H.No. 10-1/64, Indu Aranya Haritha Bandlaguda, Nagole.
12. G.K. Satyanarayana, S/o. Late G. Appanna, R/o. H.No. 10-11-25, Indu Aranya Haritha. Bandlaguda. Nagole.
13. B. Gopal Reddy, S/o. Pulla Reddy, R/o. H.No. 10-1/167, Indu Aranya Haritha, Bandlaguda, Nagole.
14. E. Rami Reddy, S/o. E. Mukund Reddy, R/o. H.No. 10-1/179, Indu Aranya Haritha. Bandlaguda, Nagole.
15. E. Dayakar Reddy, S/o. E. Mukund Reddy, R/o. H.No. 10-1/81, Indu Aranya Haritha. Bandlaguda, Nagole.
16. Kumbam Srinivas Reddy, S/o. K. Ranga Reddy, R/o. H.No. 10-1/80, Indu Aranya Haritha, Bandlaguda, Nagole.
17. K.V.V. Satyanarayana Reddy, S/o. K. Rama Krishna Reddy, R/o. H.No.10-1/21, Indu Aranya Haritha, Bandlaguda, Nagole.

18. P. Damodar Rao, S/o. P. Krishna Rao, R/o. H.No. 10-1/41, Indu Aranya Haritha, Bandlaguda, Nagole.
19. G. Venkateswara Rao, S/o. Late Laxman Rao, R/o. H.No. 10-1/141, Indu Aranya Haritha, Bandlaguda, Nagole.
20. Gavva Venkata Ramana Reddy, S/o. G. Kesava Reddy, R/o H.No.10-1/72, Indu Aranya Haritha, Bandlaguda, Nagole.
21. Gotam Jitender Reddy, S/o. G. Tirupathi Reddy, R/o. H.No. 10-1/37, Indu Aranya Haritha, Bandlaguda, Nagole.
22. I. Venkata Rayanam, S/o. Late I. Murali Krishna Rao, R/o. H.No. 10-1.31, Indu Aranya Haritha, Bandlaguda, Nagole.
23. Gona Ravinder Rao, S/o. G. Dharma Rao, R/o. H.No. 10-1/19, Indu Aranya Haritha, Bandlaguda, Nagole.
24. A. Linga Reddy, S/o. A. Buchi Reddy, R/o. H.No. 10-1/158, Indu Aranya Haritha, Bandlaguda, Nagole.
25. Bujja Yugander Rao, S/o. Muralidhar Rao, R/o. H.No. 10-1/256, Indu Aranya Haritha, Bandlaguda, Nagole.
26. Enagala Sanjeev Reddy, S/o. E.V. K. Reddy, R/o. H.No. 10-1/254, Indu Aranya Haritha, Bandlaguda, Nagole.
27. Murari Shetty Venkata Srinivas Rao, S/o. M. Ram Mohan Rao, R/o. H.No. 10-1/114, Indu Aranya Haritha, Bandlaguda, Nagole.
28. V. Srinivas Rao, S/o. V. Bhaskar Rao, R/o. H.No. 10-1/12, Indu Aranya Haritha, Bandlaguda, Nagole.
29. Cholleti Prem Raj, S/o. C. Umanadam R/o. H.No. 10-1/225, Indu Aranya Haritha, Bandlaguda, Nagole.
30. Smt. G. Madhavi Latha, W/o. G. Srinivas Reddy, R/o. H.No. 10-1/30, Indu Aranya Haritha, Bandlaguda, Nagole.

(Respondent 6 to 8 are not necessary)

...RESPONDENTS

IA NO: 1 OF 2026

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 Suspend the Common Order Dt.06.01.2026 passed by learned Single Judge in I.A. No.4 of 2025 in W.P. No.7634 of 2024, until the final disposal of this Writ Appeal.

**Counsel for the Appellant : Ms.B.RACHANA REDDY, SENIOR COUNSEL,
rep., SRI MOHD BASEER RIYAZ**

Counsel for the Respondent No.1 : SRI SRINIVAS VELAGAPUDI

Counsel for the Respondent No.2 : GP FOR COOPERATION

Counsel for the Respondent No.3to5 : GP FOR STAMPS & REGISTRATION

Counsel for the Respondent No.9to20 : Ms. PALEM LAKSHMI PRIYA

Counsel for the Respondent No.21to30 : --

The Court made the following: COMMON JUDGMENT

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

**THE HON'BLE THE CHIEF JUSTICE SRI APARESH KUMAR SINGH
AND
THE HON'BLE SRI JUSTICE G.M.MOHIUDDIN**

WRIT APPEAL Nos. 237, 238, 239 and 240 of 2026

DATED : 11.03.2026

W.A.No.237 of 2026

Between:

A. Shyam Sundar Reddy and 2 others ... Appellants
AND

The Indu Aranya Villa owners Association,
Rep., by its President, Hyderabad and 28 others. ... Respondents

W.A.No.238 of 2026

Between:

A. Shyam Sundar Reddy and 2 others ... Appellants
AND

M. Laxman Rao and 28 others. ... Respondents

W.A.No.239 of 2026

Between:

A. Shyam Sundar Reddy and 2 others ... Appellants
AND

The Indu Aranya Villa owners Association,
Rep., by its President, Hyderabad and 28 others. ... Respondents

W.A.No.240 of 2026

Between:

A. Shyam Sundar Reddy and 2 others ... Appellants
AND

The Indu Aranya Villa owners Association,
Rep., by its President, Hyderabad and 28 others. ... Respondents

COMMON JUDGMENT:

Ms. B. Rachna Reddy, learned Senior Counsel representing Mr. Mohd. Baseer Riyaz, learned counsel for the appellants.

Mr. Srinivas Velagapudi, learned counsel for respondent No.1 in W.A.Nos.237, 239 and 240 of 2026 and for respondent No.26 in W.A.No.238 of 2026.

Ms. Palem Lakshmi Priya, learned counsel for respondent Nos.16, 18 and 19.

2. W.A.Nos.237, 238, 239 and 240 of 2026 were filed by the appellants/writ petitioners aggrieved by the impugned order dated 06.01.2026 passed in I.A.No.3 of 2025 in I.A.No.2 of 2024; I.A.No.2 of 2025 in I.A.No.1 of 2024; I.A.No.1 of 2025 in W.P.No.7634 of 2024 and I.A.No.4 of 2025 in I.A.No.2 of 2024 in W.P.No.7634 of 2024 respectively filed by the unofficial respondents seeking vacation of interim orders dated 21.03.2024 passed earlier in favour of the Members of respondent No.5 Association and also restraining the writ petitioners from collecting the amount from the Members of respondent No.5 Association.

3. The background of the main controversy is that according to the writ petitioners, who are the owners and residents of villas in Indu Aranya Haritha Gated Community comprising of about 252 villas out of which some have

been registered and some have not been registered and most of them have entered into tri-party agreement with the builder, land owner and Telangana State Housing Board, they formed an Association in the name of Indu Aranya Villa Owners Association (for short, “the Association”) and got it registered under the A.P. Registration Act, 2001 (for short, “the Act”) vide registration No.1361/2010. The society was functioning as per the bye-laws and elections were held from time to time as per the bye-laws till 2023. Dispute arose on account of elections held on 04.02.2024, which, according to the writ petitioners, was without approval of the Members of the Society. The writ petitioners alleged manipulation of the counting of invalid votes in favour of one outgoing General Secretary and declaration of two persons as joint winners for the position of General Secretary was against the bye-laws. The writ petitioners have also lodged a complaint on 16.02.2024 before the Deputy Registrar, who allegedly refused to act upon the complaint. The writ petitioners took a plea before the writ Court that in view of the order in **Niggest Estates Pvt. Ltd., vs. Government of Andhra Pradesh**¹ registration of the writ petitioners’ Society does not fall under the ambit of Section 3 of the Telangana Societies Registration Act, 2001. They prayed for freezing of all the accounts of the Association and declaration of registration as null and void. On that count, they also prayed for declaration of the elections as invalid. In this background, the learned writ Court passed interim order on

¹ 2013 (5) ALT 685

21.03.2024 and suspended the registration of respondent No.5 Association. It also directed that no meeting of General Body of respondent No.5 Association could be carried out. In another interim direction, the accounts of respondent No.5 Association were frozen. Thereafter, respondent No.5 Association filed the vacate petition on which the impugned order has been passed after hearing the learned counsel for both the sides.

4. The learned writ Court observed that there exist internal disputes between the writ petitioners and the Members of the Association in respect of the alleged irregularities in conduct of elections on 04.02.2024. The learned writ Court also observed that respondent No.5 Association comprised of 250 residential villas, but they are not apartments. The judgment in **Niggest Estates Pvt., Ltd. (supra)** pertains to apartments and the Circular dated 28.01.2019 issued by respondent No.2 also relates to apartments and not to residential villas. The vacate petitioners also contend that Circular dated 28.01.2019 was superseded by Memo dated 21.08.2023. However, the latter circular was not produced during hearing of the case.

5. The learned writ Court after hearing learned counsel for the parties and after taking note of the decisions relied upon by the vacate petitioners came to the conclusion that petitioner No.2 worked as President and petitioner No.3 worked as E.C. Member of the same Association for a considerable period from 2019 to 2021 and discharged their functions and during that period they

never questioned the registration of the Association under the Telangana Societies Registration Act, 2001. The approach of writ petitioner Nos.2 and 3 in such manner was disapproved. Taking into account all these circumstances and the fact that respondent No.5 Association was finding it difficult to maintain villas in view of the interim order dated 21.03.2024, the learned writ Court vacated the interim order and directed the writ petitioners not to collect the amount from the Members of respondent No.5 Association for maintenance of villas without any power or authority.

6. In this factual background, when the main issue relating to the registration of the Association of which the writ petitioners were also office bearers at one point of time is the subject matter in the writ petition and the concern of the learned writ Court that maintenance of the villas in the meantime should not get affected on account of freezing of the account, the impugned order vacating the stay earlier granted on 21.03.2024 was passed.

7. Upon hearing learned counsel for the parties and upon due consideration of all these facts and circumstances, we are of the view that on the one hand the interim order does not finally decide any lis between the parties and on the other hand, the main subject matter is pending before the learned writ Court and it was taken up yesterday, it would be in the fitness of things that the learned writ Court be requested to decide the writ petition expeditiously in accordance with law after due hearing to the parties.

8. In view of the aforesaid observation, we therefore do not feel inclined to interfere in the arrangement made vide impugned interim order by the learned writ Court. Needless to say that all contentions on facts and law are left open for the parties to be raised in relation to the subject matter of the impugned writ petition. The parties are at liberty to request the learned writ Court to decide the matter expeditiously. In case, a request for early hearing of the matter is made, it would be open for the learned writ Court to hear the matter expeditiously by posting it on any earlier date than the date fixed.

9. Accordingly, all these writ appeals are disposed of. There shall be no order as to costs.

Miscellaneous applications, if any pending, shall stand closed.

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

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SECTION OFFICER

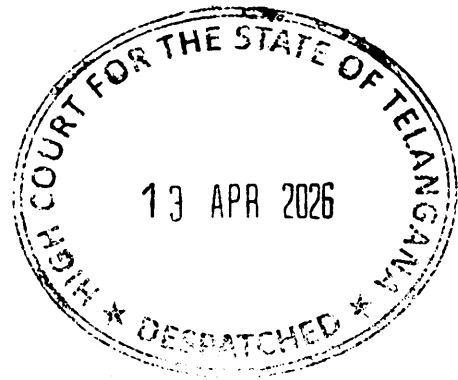
To,

1. The Principal Secretary, Co-operative Societies, Secretariat, Telangana State, Hyderabad, Telangana-500063.
2. The Registrar General of Societies, Commissioner of Stamps and Registrations, Hyderabad, Telangana.
3. The Registrar of Societies, Ranga Reddy District, Telangana
4. The Deputy Registrar of Societies, -Ranga Reddy District, Telangana.
5. The Branch Manager, Union Bank of India, Anandnagar Colony, Bandlaguda.
6. One CC to SRI MOHD BASEER RIYAZ, Advocate. [OPUC]
7. One CC to SRI SRINIVAS VELAGAPUDI, Advocate. [OPUC]
8. Two CCs to GP FOR COOPERATION, High Court for the State of Telangana at Hyderabad. [OUT]
9. Two CCs to GP FOR STAMPS & REGISTRATION, High Court for the State of Telangana. [OUT]
10. One CC to Ms. PALEM LAKSHMI PRIYA, Advocate. [OPUC]
11. Two CD Copies.

BSK PMG.

HIGH COURT

DATED:11/03/2026



COMMON JUDGMENT

WA.Nos.237, 238, 239 & 240 of 2026

**DISPOSING OF THE WRIT APPEALS
WITHOUT COSTS**

(15) PMG,
31/3/26.