

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

WEDNESDAY, THE TWENTY SECOND DAY OF APRIL
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 NO: 467 OF 2026

Writ Appeal under clause 15 of the Letters Patent Against the Order dated 15-04-2026 in WP.No. 10453 of 2026 on the file of the High Court.

Between:

Karangula Abhishek Reddy, Prop. Praxis Fitness Hub, Aged. 42 years, Occ. Business, R/o. 3-5-964/1, Street No. 5, Near Hanuman Temple, Narayan Guda, Himayatnagar, Hyderabad, State of Telangana, 500029

...APPELLANT

AND

1. The State of Telangana, Rep. by its Principal Secretary, Municipal Administration and Urban Development Department, Secretariat, Hyderabad - 500022.
2. Hyderabad Metropolitan Development Authority (HMDA), Rep. by Metropolitan Commissioner, Swarnjayanthi Commercial Complex, Ameerpet Hyderabad 500082
3. The Director, Urban Forestry, Hyderabad Metropolitan Development Authority (HMDA), HGCL Building, Nanakramguda, Hyderabad- 500032
4. The Officer on Special Duty (OSD), Hyderabad Metropolitan Development Authority (HMDA), Buddha Pumima Project (BPP) Building, HMDA, 6-1-2/1, Tank Bund Road, Hyderabad- 500063

...RESPONDENTS

I.A. 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 order status quo ante as it existed on and before 15.04.2026 with regard to the

licensed property, with a direction to the respondents not to take any further coercive steps whatsoever towards dispossessing the appellant / petitioner herein while permitting the petitioners to resume the regular activities as earlier by removing the seal and lock put by the respondents on 18.04.2026.

**Counsel for the Appellant : SRI M.ANNAPURNNAYYA,
rep., SRI KULDEEP JADHAV**

**Counsel for the Respondents: SRI MOHAMMED IMRAN KHAN,
ADDL.ADVOCATE GENERAL**

The Court made the following: 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 No.467 of 2026

DATED: 22.04.2026

Between:

Karangula Abhishek Reddy,
Prop: Praxis Fitness Hub, Himayatnagar,
Hyderabad, Telangana.

... Appellant

AND

The State of Telangana,
Rep., by its Principal Secretary,
Municipal Administration & Urban Development Department,
Secretariat, Hyderabad and 3 others.

... Respondents

JUDGMENT:

Mr. M. Annapurnnaya, learned counsel represents Mr. Kuldeep Jadhav, learned counsel for the appellant.

Mr. Mohammed Imran Khan, learned Additional Advocate General, appears for the State.

2. This appeal is by the writ petitioner, who had sought a mandamus to declare the notice dated 24.03.2026 issued by respondent No.4 directing to vacate the Gymnasium and swimming Pool at Dr. G.S. Melkote Park, Narayanguda, Hyderabad, within seven days as illegal and arbitrary and violative of principles of natural justice.

3. Upon hearing learned counsel for the parties, an interim direction was issued by the learned writ Court to the following effect:

“Learned counsel for the petitioner, on instructions of the petitioner who is present in the Court, would submit that the petitioner would vacate the subject property on or before 30.06.2026 and shall pay the admitted amount of Rs.9,53,736/- (Rupees Nine Lakhs Fifty Three thousand Seven Hundred and Thirty Six only) for the license fee along with applicable tax and would further submit that the petitioner would file an affidavit to that extent.

Post on 09.04.2026.”

4. It appears that though the amount of Rs.9,53,625/- was paid by the appellant on 08.04.2026 as the dues of the last quarter of 2025-26, no affidavit was filed to vacate the premises on or before 30.06.2026. The learned writ Court took this seriously and dismissed the writ petition as devoid of merit with a direction to the respondent authorities to take appropriate action strictly in accordance with law. The learned writ Court also *prima facie* held that the parties are bound by the clauses mentioned in the tender document and the Court under writ jurisdiction cannot enter into the dispute between the parties. After passing of the impugned judgment, the aforesaid premises were sealed on 18.04.2026 pursuant to notice dated 24.03.2026 impugned in the writ petition.

5. Today, when the matter has been taken up, an additional affidavit has been filed by the appellant, which contains the following statements:

“1. I respectfully submit that I am the deponent herein and the Appellant in the above Writ Appeal as well as Petitioner in the Writ Petition and hence, I am well acquainted with the facts of the case and able to depose by way of this affidavit.

2. It is submitted that a memo bearing USR No. 45628/2026 dated 09.04.2026 was filed in the W.P.No.10453/2026 stating the following:

'In the present matter, pursuant to directions dated 07.04.2026 of this Hon'ble court, payment of the license fees for the last quarter of fiscal year 2025-26, more specifically, for the period 01.01.2026-31.03.2026 has been remitted to the concerned respondent on 08.04.2026. Annexed herewith as Annexure-A (collectively) is the proof of payment along with the GST challan details. Hence this memo.'

3. It is submitted that I have complied with the order dated 07.04.2026 in W.P.No.10453/2026 and further state that I shall vacate the licensed property on 30.06.2026 or thereafter on such date as and when directed by this Hon'ble court.

4. Additionally, I undertake to file an affidavit in compliance of/in furtherance of any directions/conditions/orders of this Hon'ble court and also follow and implement all such directions/conditions/orders/ of this Hon'ble court."

6. Upon hearing learned counsel for the parties and perusal of the impugned judgment and after taking note of the additional affidavit of the appellant, it is clear that the appellant is not agitating on the merits of the dispute but seeks time to vacate the premises by 30.06.2026, as also undertaken before the learned writ Court and reflected in the interim order dated 07.04.2026.

7. In such circumstances, we are of the view that the appellant should adhere to this undertaking to vacate the licenced property by 30.06.2026 failing which it would be open for the respondent – Hyderabad Metropolitan Development Authority to take action in accordance with law. The appellant has paid the dues for the last quarter of 2025-26. The appellant shall pay the dues of the quarter from 01.04.2026 till 30.06.2026 by 15.05.2026. If the appellant fails to adhere to the due date in making the payment, it would be open for the respondent – Hyderabad Metropolitan Development Authority to

invoke the default clause. In view of the order passed today, let the premises be unsealed by tomorrow.

8. The writ appeal is accordingly disposed of. There shall be no order as to costs.

Miscellaneous applications pending, if any, shall stand closed.

//TRUE COPY//

SD/- A.V.S. PRASAD
DEPUTY REGISTRAR

SECTION OFFICER

To,

1. The Principal Secretary, Municipal Administration and Urban Development Department, Secretariat, Telangana State, Hyderabad - 500022.
2. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority (HMDA), Swarnjayanthi Commercial Complex, Ameerpet Hyderabad 500082
3. The Director, Urban Forestry, Hyderabad Metropolitan Development Authority (HMDA), HGCL Building, Nanakramguda, Hyderabad- 500032
4. The Officer on Special Duty (OSD), Hyderabad Metropolitan Development Authority (HMDA), Buddha Purnima Project (BPP) Building, HMDA, 6-1-2/1, Tank Bund Road, Hyderabad- 500063
5. One CC to SRI KULDEEP JADHAV, Advocate. [OPUC]
6. Two CCs to THE ADDITIONAL ADVOCATE GENERAL, High Court for the State of Telangana at Hyderabad. [OUT]
7. Two CD Copies.

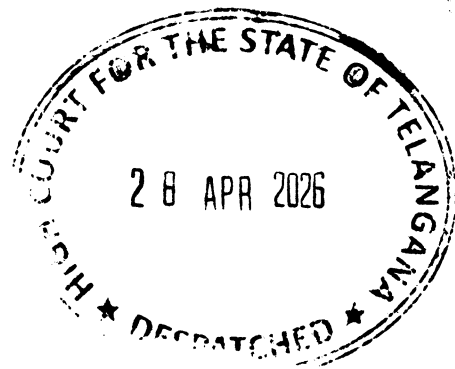
AS

BSK

GJP

HIGH COURT

DATED: 22/04/2026



JUDGMENT

WA.No.467 of 2026

**DISPOSING OF THE WRIT PETITION
WITHOUT COSTS**

(10) MT
27/4/26