

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

**FRIDAY, THE SEVENTEENTH 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: 436 OF 2026

Writ Appeal under clause 15 of the Letters Patent Against the order Dated 09/01/2026 in Writ Petition No.1307 of 2026 on the file of the High Court.

Between:

1. Sheraz Khan, S/o Gulam Dastagir Khan, Aged about 41 years, R/o 9-11-327/1, Nayya Qilla Golconda, Nanakramguda, Hyderabad Telangana - 500 008
2. Sarfraz Jeevani, S/o Siraj Ali Jiwani Aged about 41 years, R/o 4-1-1242/A12431A Flat No. 501, the Residency Aziz Manz , King Koti, Nampally, Hyderabad Telangana - 500 001
3. Syed Ayazuddin, S/o Syed Abiduddin Aged about 38 years, R/o 8-1-40/M/49. Samantha Colony, Tolichowki, Golconda, Hyderabad, Telangana - 500 008
4. Sayeed Khan, S/o Hussain Khan, Aged about 47 years, R/o 9-11-360/24. Nayya Qilla Golconda, Nanakramguda, Hyderabad

...APPELLANTS

AND

1. Directorate of Enforcement, Rep. by its Additional Director/Joint Director, Adarsh Nagar, Hyderabad.
2. The State of Telangana, Represented by its Principal Secretary, Stamps AND Registration Department, Secretariat, Hyderabad
3. The District Collector, Ranga Reddy District, Telangana.
4. The Commissioner, AND Inspector General, Stamps AND Registration Department Ranga Reddy District, Telangana.
5. The Joint Sub-Registrar cum Tahsildar, Chevella Mandal, Ranga Reddy District.

6. The District Registrar, Stamps AND Registration Department Ranga Reddy District.

...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 restrain the Respondent No. 1 from receiving any monies and issuance of Sale Certificate pursuance to the sale of Lot No.13 i.e., the Agricultural dry land forming in Part of Sy Nos. 230/A/1/1, 230/A/1/2, 230/a/1/3, 230/AA/1/1, 230/AA/1/2, 230/AA/1/3, 230/AA/2/3, 230/AAJ2/4, 230/A/3/1, 230/A/3/2 total admeasuring area of 10 Acres 11 Guntas in Aloor-1 Village, Aloor, Grampanchayat, Chevella Mandal, Ranga Reddy District, Telangana from auction dated 05.01.2026.

Counsel for the Appellant : SRI PURNIMA SINGH

Counsel for the Respondent No.1 : SRI V.T.KALYAN

**Counsel for the Respondents No.2to6: SRI MURALIDHAR REDDY KATRAM,
GP FOR REVENUE**

The Court made the following: ORDER

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.436 of 2026

Dated: 17.04.2026

Between:

Sheraz Khan
and 3 others.

...Appellants

and

Directorate of Enforcement,
Rep. by its Additional Director/Joint Director,
Adarsh Nagar, Hyderabad,
and 5 others.

...Respondents

JUDGMENT:

Learned counsel Ms. Purnima Singh appears for the appellants.

Learned counsel Sri V.T.Kalyan appears for respondent No.1.

Sri Muralidhar Reddy Katram, learned Government Pleader for
Revenue (Stamps & Registration) appears for respondents No.2 to 6.

2. The appellants are aggrieved by the impugned judgment dated 09.01.2026 passed by the learned writ court whereby W.P.No.1307 of 2026 filed by the appellants was dismissed with the following observations:

"7. Having regard to the submissions made by both the parties, it is apparent that the subject properties are under ED custody, pursuant to the case registered against the erstwhile owner under Section 5(5) of the PMLA, 2002. It is noteworthy that vide Orders dated 05.12.2022 and 24.03.2023, the Hon'ble Supreme Court clearly ordered to lift the attachment of ED in respect of subject property, only when there is valid salable title in transparent manner. Pertinently, the erstwhile owner has not obtained any NOC from the ED as to register or alienate and detach the subject property. Furthermore, a Money Laundering Case is pending against the erstwhile owner who sold the subject property to the petitioners. In view of the peculiar facts and circumstances of the case, this Court is of the considered opinion that the prosecution against the erstwhile owner of the subject property is pending before ED in a Money Laundering case and that at this juncture, it cannot be determined whether the erstwhile owner sold the subject property to the petitioners in a transparent manner."

3. It is not in dispute that the properties described at paragraph 3 of the affidavit filed in support of the writ appeal were purchased by the appellants by virtue of sale deeds enumerated thereunder of different dates in the year 2023 from one Ms. Shaik Nowhera. It is also not in dispute that these properties were subject matter of attachment in a money laundering case, which is ECIR/HYZO/04/2018 in which an order confirming the attachment has also been passed by the Adjudicating Authority under Section 8(3) of the Prevention of Money-laundering Act, 2002 (hereinafter referred to as, "the Act"). It is also

true that the auction sale of these properties has been directed by the orders of the Hon'ble Supreme Court in Miscellaneous Application No.2227/2024 in W.P (Crl.).No.31 of 2020, dated 10.10.2025 and 08.04.2026. It is also not in dispute that at the time of purchase of these properties by the present appellants, no No Objection Certificate was issued by the Enforcement Directorate to register or alienate the subject properties, the attachment of which had already been confirmed on 04.02.2020.

4. Though the learned counsel for the appellants has drawn our attention to the endorsement of the Tahsildar, Chevella Mandal, dated 24.12.2022, on the subject of request for registration of sale transaction with Application Nos.2201098991, 2201098999, 2201098998, 2201098912, 2201098982, 2201099003 of the properties mentioned therein, but it only indicates that the Assistant Director, Enforcement Directorate, Hyderabad Zone, has informed that the Adjudicating Authority, New Delhi, has under Section 5(5) of the Act issued confirmation order bearing No.1188/2019, dated 04.02.2020, of the properties attached as per provisional attachment order No.01/2019, dated 16.08.2019 in ECIR/HYZO/04/2018. The Assistant Director, Enforcement Directorate, had also requested not to permit sale, pledge,

alienate, gift, mortgage, transfer and hypothecation in any manner in respect of the properties mentioned in the annexure. It was further informed that the said properties may not be allowed to deal with any manner till further orders from the Directorate.

5. Learned counsel for the appellants has further drawn the attention of this court to the affidavit of the seller for registration of the land belonging to Ms. Shaik Nowhera, CEO of Heera Group, which refers to a release order of the Enforcement Directorate from the attachment as per the order of the Hon'ble Supreme Court in W.P (Crl.).No.31/2020, Criminal Appeal No.761-762/2021. However, though the learned counsel for the appellants has referred to the order dated 05.12.2022 passed in Criminal Appeal No.761-762/2021 and the order dated 28.03.2023 in the said Criminal Appeal, it cannot be made out that confirmation of attachment of the subject properties has been lifted. Learned counsel for the appellants has thereafter drawn the attention of this court to the auction notice, which is at page No.42 of the annexures, and specifically referred to certain terms and conditions enumerated therein. But, these conditions at page 108 would not relieve the appellants who have purchased the said properties after confirmation of attachment by the Enforcement Directorate and without any No

Objection Certificate issued by the Enforcement Directorate for being exempted from the auction sale. The appellants have also taken a ground that the properties are agricultural in nature and therefore they could not be subjected to auction. However, these grounds, at this stage, are not available for the appellants to take when the attachment of these properties has not only been confirmed by the Adjudicating Authority under Section 8(3) of the Act, but the auctions are being held pursuant to the orders of the Hon'ble Supreme Court.

6. In these circumstances, we do not find fault with the observations of the learned writ court refusing to interfere in the matter. Therefore, no grounds are made out to interfere in the present appeal.

7. The writ appeal is accordingly dismissed. There shall be no order as to costs.

Miscellaneous applications pending, if any, shall stand closed.

SD/- MOHD. ISMAIL
DEPUTY REGISTRAR

//TRUE COPY//

SECTION OFFICER

To,

1. The Additional Director/Joint Director, Directorate of Enforcement, Adarsh Nagar, Hyderabad.
2. The Principal Secretary, Stamps AND Registration Department, Secretariat, Telangana State, Hyderabad
3. The District Collector, Ranga Reddy District, Telangana.
4. The Commissioner, AND Inspector General, Stamps AND Registration Department Ranga Reddy District, Telangana.

5. The Joint Sub-Registrar cum Tahsildar, Chevella Mandal, Ranga Reddy District.
6. The District Registrar, Stamps AND Registration Department Ranga Reddy District.
7. One CC to Ms.Purnima Singh, Advocate. [OPUC]
8. One CC to SRI V.T.KALYAN, Advocate. [OPUC]
9. Two CD Copies.

BSK

TKS

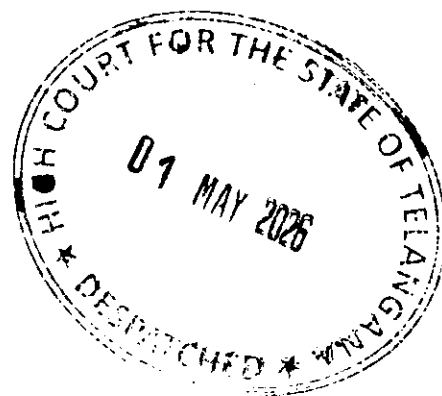


HIGH COURT

DATED: 17/04/2026

JUDGMENT

WA.No.436 of 2026



**DISMISSING THE WRIT APPEAL
WITHOUT COSTS**

⑪ NT
29/4/26