

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

TUESDAY, THE SIXTEENTH DAY OF JUNE
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: 554 OF 2026

Writ Appeal under clause 15 of the Letters Patent Appeal Preferred Against the Order Dated 16-03-2026 W.P.NO 7859 OF 2026 on the file of the High Court.

Between:

1. Mohammed Abdul Aleem Ahmad Subani, S/o. Mohammed Abdul Muneer Ahmed, aged about 53 years, R/o. 9-1/21, Opp Outer Ring Road, Darga Khaliz Khan, Rajender Nagar Mandal, near Lords Engineering College, Hamsa Cricket Ground, Kismatpur, Ranga Reddy District, Telangana. (Owner of Plot No.21 and 21/A /Part in Sy.Nos.123/Part, 124 and 125/Part, 400 Sq.Yds., Doc.No.4642/2015)
2. Kolukondi Uma Maheshwar, S/o. Kolukondi Annathaiah, aged about 59 years, R/o. 5-41, Plot No.52, Adarsh Nagar Colony, Road No.2, Bandlaguda Jagir, Gandipet, Ranga Reddy District, Telangana. (Owner of Plot No.8 - Northern Part in Sy.Nos.123, 124 and 125, 433 Sq.Yds., Doc.No.7262/2003)
3. Mohammed Abdul Quayoom, S/o. Mohammed Abdul Hannan. aged about 54 years, R/o. 1-4-134/16/J, Mettugedda, near Government Hospital, Mahaboobnagar, Telangana. (Owner of Plot No.11 in Sy.Nos.123/Part, 124, 125/Part and 126/Part, 360 Sq.Yds., Doc.No.11876/2018)
4. Shahanaz Fathima, W/o. Mohammed Abdul Quayoom, aged about 48 years, R/o. 1-4-134/16/J, Mettugedda, near Government Hospital, Mahaboobnagar, Telangana. (Owner of Plot No.10 in Sy.Nos.123/Part, 124, 125/Part and 126/Part, 360 Sq.Yds., Doc.No.11875/2018)
5. Mohammed Fareeduddin, S/o. Mohammed Faizuddin, aged about 67 and 56 years, R/o. 1-1-74/C/B, Mothi Nagar, Mahaboobnagar, Telangana. (Owner of Plot No.9 in Sy.Nos.123/Part, 124, 125/Part and 126/Part, 360 Sq.Yds., Doc.No.11877/2018)
6. Syed Riazuddin and Rehana Begum, S/o and W/o. Syed Moinuddin and Syed Riazuddin, aged about 46 years, R/o. H.No 1-10-130/8, Shah sahab Gutta, Mahabubnagar-509001, Telangana (Owner of Plot No.12 in Sy.Nos.123/Part, 124, 125/Part and 126/Part, 360 Sq.Yds., Doc.No.11878/2018)
7. Vatsavayi Nirmala Raju, W/o. V. Ajith Raju, aged about 60 years, R/o. 3-3-108/15, New French Colony, Hyderguda, Rajender Nagar, Telangana. (Owner of Plots No.32/Part, 33/Part, 36/Part and 37 in Sy.Nos.123, 124 and 125, 1105.37 Sq.Yds., Doc.No.7333/2023)

8. Vydyula Ramachandra Murthy, S/o. V. Jayasunder Rao, aged about 54 years, R/o. 4th Floor, Octave Orchids, Street No.8, Neknampur, Prism International School Lane, Alkapur Township, Manikonda, Ranga Reddy District, Telangana. (Owner of Plots No.13/A and 16 in Sy.No.126/P, 357.5 Sq.Yds., Doc.No.549/2004)
9. Kolan Sudhakar Reddy, S/o. K. Mohan Reddy, aged about 56 years, R/o. 3-5-73/8, Hyderguda, Shiva Nagar, Hyderabad, Ranga Reddy District, Telangana. (Owner of Plot No.45 in Sy.Nos.123/Part, 124 and 125/Part, 300 Sq.Yds., Doc.No.6493/2013)
10. Sangem Krishna Goud, S/o. S. Gopal Goud, aged about 48 years, R/o. 9-55, 9-56, Danga Kaliz Khan, Opp LV Prasad Eye Institute, Rajender Nagar, Ranga Reddy District, Telangana. (Owner of Plot No.47 in Sy.No.123/Part, 300 Sq.Yds., Doc.No.4539/2017)
11. Kaveliguda Karuna, W/o. K. Anthi Reddy, H.No 4-1-144, Attapur, Rajendranagar Mandal, R/o. Kismatpur Village, Gandipet Mandal, Ranga Reddy District, Telangana. (Owner of Plots No.32, 33/Part, 36 and 37 in Sy.Nos.123, 124 and 125, Doc.No.206/2018)
12. Linga Reddy, S/o. K. Vasantha Reddy, aged about 50 years, R/o. 15025, Janapriya Utopia, Hycialpia, Ranga Reddy District, Telangana. (Owner of Plot No.43 A and 44 in Sy.Nos.123/P, 123/E, 124 and 125 Part 452 Sq.Yds., Doc.No.2807/2018)
13. Makin Khan, S/o. Saleem Khan, aged about 47 years, Le. 1-4-316, Masood Nagar, Adilabad District, Telangana (Owner of Plot No.22 in Sy.Nos.123/Part, 124 and 15 'Part, 400 Sq.Yds., Doc.No.685/2016)
14. Bokka Saritha, W/o. B. Shekar, R/o. 8-2-293/81/1/32, Road No 14, Venkateswara Nagar, Khairatabad, Hyderabad. (Owner of Plot No.8, Survey No.123p, 124, 125P)
15. Pyata Parvathalu, S/o. Pyata Sailu, R/o. 2-56/33/34/p, Sai Nazar. Madhapur, Hyderabad. (Owner of Plot No.27, Survey No.123p/124 and 125p)
16. Mirza Asgar Ali Baig, S/o. Mirza Akbar Ali Baig, R/o. Mukarampura, beside DTDC Courier Service, Karimnagar District, Telangana. (Owner of Plot No.24, Survey No.123p, 124, 125p)
17. A. Hemalatha, W/o. Podila Mallikharjun, aged about 57 years, R/o. 17-1-391/S/500, Singareni Colony, Saidabad, Hyderabad, Telangana. (Owner of Plot No.28, 29 and 30, Sy. No.123p, 124, 125p, 126)
18. Salla Sai Reddy, S/o. Salla Venkat Reddy, aged about 56 years, R/o. Plot No.55, SMR Enclave, near TSK Junction, Himayath Sagar, Hyderabad, Ranga Reddy District.
19. Konda Vijay Bhaskar Reddy, S/o. Krishna Reddy, aged about 61 years, R/o. 10-1-771/A, Flat No.301, Jayalakshmi Apartment, Sriram Nagar Colony, Masab Tank, Asif Nagar, Hyderabad. (Owner of Plot No.41, Survey No.123, 124, 125 and 126p)
20. B. Madhavi Reddy, W/o. Ashok Reddy, aged about 57 years, R/o. 7-11/A, Vishwanathan Koil Street, Buttrud, St. Thomas Mount, Kanchipuram District, Tamil Nadu. (Owner of Plot No.16/A, Survey No.123 124, 125 and 126p)
21. Borkad Kiran Kumari, W/o. Late Prem Kumar S Choudhary, R/o. Sri Sai Nagar Colony, Kismatpur Village, Gandipet Mandal, Ranga Reddy District, Hyderabad, Telangana. (Owner of Plot No.42, Survey No.123/p, 124, 125P)

22. Allawada Sharath Reddy, S/o. A.V. Bhaskar Reddy, aged about 40 years, R/o. 4-6-95/2, Rajender Nagar Mandal, Ranga Reddy District, Telangana. (Owner of Plot 18, 19 in Sy.Nos.117-126/P, Doc.No.4918/2017)
23. Mohammed Irfan Khan, S/o. Late Mohammed Iqbal Khan, R/o. Plot No.25, Survey No.119/P, Sri Sai Nagar colony, Kismatpur Village, Gandipet Mandal, Ranga Reddy District, Hyderabad.
24. Mohan Reddy, S/o. K. Malla Reddy, R/o. H.No 7-2-7/79, 502, Indra Prastha 1, Durganagar Colony, Kharmangjat, Saroor Nagar, Ranga Reddy District, Hyderabad. (Owner of Plot No.116, Survey No.119, Kismatpur Village, Gandipet Mandal, Ranga Reddy District, Hyderabad)
25. Mr. Sankaraiah Botta and another, S/o. Late B. Subbaiah, aged about 56 years, Private Service, R/o. Flat No.A-1704, Bollineni Bion, Opp Botanical Garden, behind AMB Sarath City Mall, Kothaguda, Ranga Reddy District. (Owner of Plot No.27 in Sy.No.117)
26. Mrs. Krishnaveni Botta and another, W/o. Mr. Sankaraiah Botta, aged about 52 years, Housewife, R/o. MCH No.7-1-2 and 3, Flat No.BG-12, Shantibagh Apartments, Begumpet, Hyderabad. (Owner of Plot No.26 in Sy.No.117)
27. Mr. K. Venkata Subba Reddy, S/o. K. Chandrasekhar Reddy, aged about 55 years, Business, R/o. Flat No.502, H.No.6-3-1219/1/2, Vasavi Homes, Street No.1, Umanagar, Kundanbagh, Hyderabad. (Owner of Plot Nos.30 and 31 in Sy.No.117)
28. Mr. Avireddy Nitish Reddy, S/o. A. Ganesh Reddy, aged about 30 years, Private Service, R/o. Flat No.50801, Indu Fortune Fields Apartments, Phase-13, KPHB Colony, Hyderabad. (Owner of Plot Nos.28 and 29 in Sy.No.117)
29. Mr.P.Raghunatha Reddy and Mr. Narala Sidda Reddy, S/o Narala Ram Mohan, aged about 49 years, Prime Service, R/o. H.No.1-18, Akkulugari Palli Peddakudala, YSR Kadapa District. (Owner of Plot No-24 in Sy.No.117)
30. Mr.C. Agaiah, S/o. Late C. Narsimulu, aged about 42 years Business, R/o. H.No.4-4-3/25, Block-G2, RK Hill View Apartments, Street No.3, Latamma Garden, Manikonda, Ranga Reddy District. (Owner 16 in Sy.No.117)
31. Mr Madhusudhan Reddy, S/o. K. Ganga Reddy, aged about 56 years, Business, R/o. 36/D, Block-D, Flat No.401. Bobbili Empire, Jayabheri Park, Kompally, Rangy Reddy District. (Owner of Plot Nos.33 and 22 in Sy.No.11-)
32. M/s Veera Siva Granites and Exports Private Limited, represented by its Director Sri G. Veera Shiva Reddy. Office at 8-2-269/3/1/13, Road No.9, Park View Enclave. Jubilee Hills, Hyderabad. (Owner of Plot Nos.2, 3, 4, 14, 15, 23, 32, 34, 35, 36, 37, 38, 39 and 40 in Sy.No.117)
33. Mr. Chirram Kumar, S/o. Chandraiah, aged about 32 years. Private Service, R/o. H.No.3-29/1, Nagarampally, Puttapaka. Peddapalli District, Telangana. (Owner of Plot No.20 in Sy.No.117)
34. Mrs. Tarala Padma Jetti @ Dr. T. Padma, W/o. Late Sri Yadaiah Jetti, aged about 57 years, Government Doctor, R/o. H.No.8-1-136/A/34/C, Maruthi Nagar, Shaikpet, Golconda, Hyderabad. (Owner of Plot No.10 in Sy.No.117)
35. Legal Heirs of Late Yadaiah Jetti, Mrs. Tarala Padma Jetti, Mr. Jetti Yasho Surya and Mr. Sashivardhan Jetti, R/o. H.No.8-1-136/A/34/C, Maruthi Nagar, Shaikpet, Golconda, Hyderabad. (Owners of Plot Nos.12 and 13 in Sy.No.117)
36. Mrs. G. Manjula, W/o. Mr. G. Ravi, aged about 44 years, Housewife, R/o. 456 GF, PJR Nagar, near PJR Statue, Yellammabanda, Kukatpally, Hyderabad. (Owner of Plot No.1 in Sy.No.117)

37. Dagadu Kadam, S/o. Bapurao Kadam, aged about 55 years, Occ Business, R/o. 5-5-113/2, Manikyamma Colony, Rajendra Nagar, Ranga Reddy District, Hyderabad.
38. Vemula Chandra Shekar, S/o. V. Narasimha Rao, aged about 39 years, Occ Business, R/o. 5-23, Pedda Ramaiah Colony, Himayathsagar, Bandalguda Jagir, Gandipet Mandal, Hydershahkot, Ranga Reddy District, Telangana.
39. Dorsala Harikrishna, S/o. D. Venkateshwar Reddy, aged about 46 years, Occ Business, R/o. Flat No.904, Block N, Aparna Serene Park, Kondapur, Ranga Reddy District, Telangana.
40. Dorsala Jayakrishna, S/o. Venkateswara Reddy, aged about 46 years, Occ Business, R/o. J 506, Rajapushpa Atriya, Golden Mail Road, Kokapet, Ranga Reddy District, Telangana.
41. Chitti Srikanth, S/o. Chitti Krishnaiah, aged about 38 years, Occ Business, R/o. 2-44, beside Post-Office, Tadiparthi, Yacharam, Akulamailaram, Yacharam, Ranga Reddy District, Telangana.
42. Gajula Salaiah, S/o. G. Kashanna, aged about 41 years, Occ Business, R/o. Plot No.176, A-B/20, Banjara Hills, Road No.12, MLA Colony, Khairatabad, Hyderabad, Telangana.
43. Ambadas Govindarao Yevare, aged about 59 years, Occ Business, R/o. Kharabwadi, Waigaon, Ahmedpur, Latur, Maharashtra.
44. Smt. Cherukuri Rajani, W/o. Madadi Santosh Kumar, R/o. Flat.No. 402, Plot-No 1-18, Block 164, Narayanadri, Tirumala Hills-Narayanadri, Hyderabad, 500090. (Owner of Plot-104, Sy.No. 119 of Kismatpur Village)
45. Borkad Kiran Kumari, W/o. Late Prem Kumar S Choudhary, R/o. Plot No 42, Survey No 123/p, 124, 125/part, Sri Sai Nagar Colony, Kismatpur Village, Gandipet Mandal, Ranga Reddy District, Hyderabad, Telangana.

...APPELLANTS

AND

1. The State of Telangana, Rep. by its Principal Secretary. Revenue Department, Dr. B.R. Ambedkar Telangana State Secretariat, Hyderabad.
2. The State of Telangana, Rep. by its Principal Secretary. Revenue (Land Acquisition) Department, Dr. B.R. Ambedkar Telangana State Secretariat, Hyderabad.
3. The Revenue Divisional Officer (Land Acquisition), Rajendranagar Division, Ranga Reddy District. File No. I/LA2395/2025-2.
4. The District Collector, Ranga Reddy District, Integrated District Office Complexes, Kongara Kalan Village, Ibrahimpatnam Mandal, Ranga Reddy District, Telangana 501510, Hyderabad.
5. The Managing Director, Musi River Development Corporation Limited (MRDCL), Hyderabad, Telangana.
6. The Additional Collector, (Revenue) and Project Administrator, Ranga Reddy District, Integrated District Office Complexes, Kongara Kalan Village, Ibrahimpatnam Mandal, Ranga Reddy District, Telangana 501510, Hyderabad.
7. The Revenue Divisional Officer (Land Acquisition), Rajendranagar Division, Ranga Reddy District. 51, Inner Ring Road, Sai Hills Colony, Shiva Nagar Colony, Near HP Petrol Pump and Pillar No. 164 in Attapur, Hyderabad, Telangana 500048.

8. The Mandal Revenue Officer / Tahsildar, Gandipet Mandal, Ranga Reddy District, Hyderabad-500 075.

...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 prayed that pending disposal of the above Writ Appeal, suspend the operation, effect and implementation of the order dated 16.03.2026 passed in WP No.7859 of 2026 to the extent it declines to suspend the impugned proceedings, and consequently stay all further proceedings pursuant to the Form-C Notification bearing RDO File No. I/LA2395/2025-2 dated 09.02.2026 including the prohibition on transactions under Section 11(4) thereof, and G.O.Rt.No.921 dated 16.12.2025 insofar as they relate to the Petitioners/ Appellants' properties

Counsel for the Appellant: SRI. V MURALI MANOHAR

**Counsel for the Respondents: SRI S. RAHUL REDDY SPECIAL GOVERNMENT
PLEADER FOR ADDL ADVOCATE GENERAL**

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. 554 of 2026

DATED : 16.06.2026

Between:

Mohammed Abdul Aleem Ahmad Subani and 44 others

... Appellants

AND

The State of Telangana and 7 others

... Respondents

JUDGMENT:

Heard Mr. V. Murali Manohar, learned counsel appearing for the appellants-writ petitioners and Mr. S. Rahul Reddy, learned Special Government Pleader attached to the office of the learned Additional Advocate General appearing for the respondents.

2. This writ appeal is directed against the interim order dated 16.03.2026 passed in W.P. No.7859 of 2026. The said interim order reads as under:

“The petitioners are aggrieved by the notification issued under Section 11 of the Act, wherein Section 10A Exemption was granted on 09.02.2026. They are also concerned with the notification specified that the land to an extent of Acres 19.10 guntas is required in Kismathpur village of Gandipet Mandal, Ranga Reddy District for public

purpose, namely, Acquisition of land for development of the "Himayathsagar Bund Improvement and Eco-Project under Musi Riverfront Development Project". In the notification, it was also specified that Exemption of Social Impact Assessment, as per chapter II and III, as per section 10A of Act 21 of 2017, was granted vide GO.Rt.No.921, Metropolitan Area and Urban Development (PLG.I) Department, dated 16.12.2025, which was published in the state Gazette No.215, dated 18.12.2025.

The petitioners are concerned with the subject lands with the schedule mentioned in the said notification which was issued for calling for objections. The petitioners have given detailed objections on 06.03.2026, covering the purpose of acquisition seeking 10A Exemption.

Sri B. Mayur Reddy, learned Senior Counsel, submitted that Section 10A exemption should spell out the specific projects for which the acquisition is required.

Learned Additional Advocate General, draws attention of this Court to the 10A Exemption notification issued on 18.12.2025, wherein the Special Collector, Land Acquisition, Hyderabad, Ranga Reddy and Medchal- Malkajgiri Districts, is the Land Acquisition Officer, and in the said notification, the project was referred to as the Musi Riverfront Development Project, which affects 10,017 properties/structures covering an extent of Acs.3279.19 gts. It is further submitted that the objections of the petitioners would be considered, and that now the Gram Sabhas are conducted on regular basis on 09.02.2026 and 06.03.2026.

The learned Senior Counsel for the petitioner would submit that the Section 10A Notification should be specific to enable the identification of the effected land, and the

petitioners have also raised the objections effecting the purpose of Section 10A.

List this matter on 06.04.2026.

Meanwhile, the objections of the petitioners shall be considered; since the stage of award has not yet been reached, the petitioners shall not be dispossessed without following due process of law.”

3. Before us, the aggrieved writ petitioners have submitted that the learned writ Court failed to appreciate that a strong *prima facie* case has been made out by the writ petitioners on multiple, independent and self standing grounds, namely, (a) absence of a specific Section 10A exemption notification covering the “Himayathsagar Bund Improvement and Eco-Project”, (b) absence of any statement of public purpose in the impugned Form-C Notification, (c) absence of any statement of reasons necessitating displacement of the Appellant families, (d) absence of any consent under Section 2(2) of the RFCTLARR Act, 2013, (e) defective and non-simultaneous publication, (f) issuance of the notification in a form unknown to the RFCTLARR Rules, 2014, (g) absence of any Detailed Project Report and (h) acquisition of plots situated approximately 500 meters away from the Himayathsagar bund in the name of bund improvement.

4. Learned counsel for the State submits that the writ petitioners have filed objections to the Notification dated 18.12.2025 and the same are being considered. Learned writ Court has also issued specific directions to the State authorities to consider the objections of the writ petitioners and meanwhile, granted protection to them from dispossession without following due process of law. The respondent authorities are in the process of filing counter affidavit in the pending writ petition. Therefore, all these grounds are open for the appellants to agitate before the learned writ Court. The writ petitioners have unnecessarily rushed to this Court in appeal when the main matter is pending and interim protection has been granted to them.

5. Upon consideration of the rival submissions made by the learned counsel for the parties and after going through the order under appeal and the grounds urged, we do not feel inclined to entertain this appeal against the impugned interim order wherein not only the learned writ Court has directed the respondent authorities for consideration of the objections of the writ petitioners but also granted them protection against dispossession. Since all these issues are to be taken before the learned writ Court and even the objections of the writ petitioners are being considered in the acquisition proceedings, the

prayer of the appellants to interfere in the interim order under appeal would be wholly uncalled for. In fact, it would amount to entering into adjudication on merits when both the acquisition proceedings are inchoate and the writ petition is also awaiting completion of pleadings thereof. All these issues would be raised and adjudicated before the learned writ Court. Therefore, we are not inclined to interfere in the impugned interim order passed by the learned writ Court.

5. The Writ Appeal is accordingly dismissed. Liberty is reserved to the parties to request the learned writ Court for early hearing of the writ petition on completion of the pleadings. There shall be no order as to costs.

Miscellaneous applications, if any pending, shall stand closed.

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



SECTION OFFICER

To,

1. One CC to SRI. V MURALI MANOHAR Advocate [OPUC]
2. Two CCs to ADDL ADVOCATE GENERAL High Court for the State of Telangana, at Hyderabad [OUT]
3. Two CD Copies

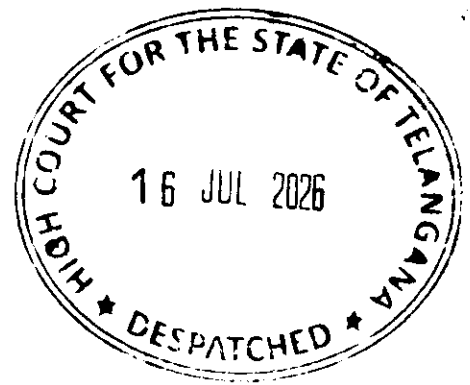
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BS

HIGH COURT
DATED: 16/06/2026

JUDGMENT
WA.No.554 of 2026



DISMISSING THE WRIT APPEAL WITHOUT COSTS

GNT
30/6/26