

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

**TUESDAY, THE FOURTH DAY OF AUGUST
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: 348 OF 2026

Writ Appeal under clause 15 of the Letters Patent Preferred Against Order Dated 06/03/2026 in W.P.No.40481 of 2025 on the file of the High Court.

Between:

1. Smt. Marella Vanaja, W/o Marella Krishnaiah, Aged 63 years, Occ ; Housewife, R/o.H.No.19-126, Flat No. GI, R.R. Residency, Kodanda Ram Nagar, Opp. Reddy Brothers, Dilsukhnagar, Hyderabad – 500036.
2. Smt. Kendyala Swaroopa Rani, W/o.Sadananda Swamy, Aged about 55 years, Occ. Housewife, R/o H.No.11-14-295/B, Opp. Siris Company, Siri Nagar Colony. Croma Lane, Bahadurguda, L.B. Nagar, Hyderabad - 500 074.

.....APPELLANTS/RESPONDENTS 9 & 10

AND

1. M/s.Ankura Homes, Situated at Suite-B 305, Subishi Town Center, Mokila Village, Shankarpally Mandal, R.R. District, Rep.by its Managing Partner, Timmayagari Jaipal Reddy Govind Reddy, Aged about 53 years.

.....RESPONDENT/WRIT PETITIONER

2. The State of Telangana, Rep. by its Principal Secretary, Revenue (Stamps and Registration) Department, Secretariat Buildings, Saifabad, Hyderabad.
3. The Commissioner and Inspector General, Registration and Stamps Department, Govt. of Telangana, Mozam Jahi Road, Nampally, Hyderabad.
4. The District Registrar, Ranga Reddy District.
5. The Sub-Registrar, Shankarpally, R.R. District.
6. Sri. Beerla Srinivas, S/o. Beerla Beeresh, Age- 34 years, Occ-Agriculture, R/o.H.No.1-61, Singapur, Shankarpally Municipality and Mandal, Ranga Reddy District.
7. Sri. Beerla Srihari, S/o. Beerla Beeresh, Aged about 31 years, Occ-Agriculture, R/o. H.No.1-61, Singapur, Shankarpally Municipality and Mandal, Rangareddy District.

8. Sri Mangali Vittalaiah,, S/o. Mangali Pentaiah, Aged about 71 years, Occ-Business, R/o H. No. 1-54/5, Singapur, Shankarpally, Ranga Reddy District, Telangana - 501203.
9. Smt. Mangali Praveena, W/o. Mangali Anjaneyulu, Aged about 41 years, Occ-Housewife. R/o. H. No. 1-54/5, Singapur, Shankarpally, Ranga Reddy District, Telangana - 501203.

.....RESPONDENTS/RESPONDENTS 1 to 8

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 suspend the order of the learned Single Judge in WP No.40481/2025, dt.06/03/2026, pending disposal of the Appeal.

I.A.NO:2 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 for the reasons stated in the Letter dated 22.06.2026 in ROC.No.49/HC MC/2026, forwarded by the Co-ordinator, Mediation Centre, High Court Legal Services Committee praying this Hon'ble High Court for extension of time for one month for further mediation in W.A.No. 348 of 2026.

**Counsel for Appellants : Ms. G.SINDHU, COUNSEL REPRESENTING
MRS VEDULA CHITRALEKHA**

**Counsel for the Respondent No.1 : SRI B.CHANDRASEN REDDY, SENIOR
COUNSEL REPRESENTING SRI B.VAMSHIDHAR REDDY**

Counsel for the Respondent Nos.2 to 5 : SRI MURALIDHAR REDDY KATRAM

Counsel for the Respondent Nos.6 to 9 : SRI ABHISHEK AGARWAL

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.348 of 2026

DATED : 04.08.2026

Between:

Smt. Marella Vanaja and another

... Appellants

AND

M/s. Ankura Homes and eight others

... Respondents

JUDGMENT:

Ms. G. Sindhu, learned counsel represents Mrs. Vedula Chitralekha,
learned counsel for the appellants.

Mr. B. Chandrasen Reddy, learned Senior Counsel represents
Mr. B. Vamshidhar Reddy, learned counsel for the respondent No.1.

Mr. Muralidhar Reddy Katram, learned Government Pleader for
Revenue (Stamps and Registration) appears for respondent Nos.2 to 5.

2. This Writ Appeal is directed against the order dated 06.03.2026 passed
by the learned writ Court in W.P.No.40481 of 2025.

3. The order dated 24.03.2026 captures the dispute between the parties
which reads as under:

"The appellants/respondent Nos.9 and 10, who are plaintiffs in
O.S.No.1042 of 2022 have preferred this appeal *inter alia* on the
ground that the learned writ Court failed to see that respondent
No.1/writ petitioner had actually made construction in 10 acres of
land, which include the land of the appellants. It also failed to see

that the land covered under registered Sale Deeds Exs.R1 and R2 to the extent of Acs.4.37 guntas in Survey No.21 has already been sold by defendant No.1 in favour of defendant Nos.4 and 5 and that land had to be excluded while reckoning the land available for partition among the plaintiffs and defendant No.1. It is also the case of the appellants that their land remaining in the share of defendant No.1 after excluding the share of plaintiffs i.e., Acs.14.02 guntas could utmost be Acs.2.00 and nothing more. Therefore, the villas/plots that can be sold by respondent No.1/writ petitioner/developer could be only those falling within Acs.2.00 and not beyond."

4. Thereafter, on 08.04.2026, the matter was referred to the Mediation Centre, High Court Legal Services Committee, Hyderabad, for exploring the possibility of amicable settlement, and was directed to be listed on 24.06.2026, on which date, learned counsel for the appellants and respondent No.1 submitted that the parties had settled their dispute and Memorandum of Understanding (MoU) is being prepared which is *dehors* the mediation proceedings. As such, they prayed that the matter be placed before Lok Adalat wherein based on such settlement, an award could be passed. In view of the same, *vide* report dated 06.07.2026, the Coordinator, Mediation Centre, High Court Legal Services Committee, Hyderabad, closed the matter. Thereupon, the matter was referred to Lok Adalat, High Court Legal Services Committee, Hyderabad. Thereafter, the parties had settled the matter and the same is reduced into writing *vide* MoU dated 11.07.2026. The Chairman, Lok Adalat, by order dated 18.07.2026 has stated that since the compromise memo filed shows the settlement between the private parties which is beyond the scope of the writ jurisdiction, Lok Adalat cannot record the compromise with regard to the properties which are subject matter of civil suits in writ

petitions/writ appeal. As such, the matter was referred to this Court for passing appropriate orders.

5. Learned counsel for the appellants and respondent No.1 submits that the controversy regarding the shares of the brothers and sisters over the schedule property which was the subject matter of the suits has been settled between the parties. Learned counsel for the appellants-sisters does not dispute that the MoU covers the dispute *inter se* between the brothers which was the issue involved in the writ petition in respect of which the writ petitioner had approached this Court questioning the refusal to register the documents relating to 94 villas in the project 'IQON West Luxury Homes', situated at Fathepur Village, Shankarpally Municipality and Mandal, Ranga Reddy District. The appellants had requested for registration of the documents relating to those villas subject to the outcome of O.S.No.1042 of 2022. That dispute stands settled between the brothers and sisters by virtue of the MoU and can be placed before the learned trial Court for recording the same and to dispose of the suit in that lines to the extent covered by the MoU. The suit land however covers the total area of Acs.21.00 out of which Acs.7.00 of land is involved in the aforesaid Writ Petition.

6. It appears that the appellant sisters had a grievance against the claim of the writ petitioner for registration of the villas covering the area of Acs.10.00 initially, as taken note of in the order dated 24.03.2026. Now, in

view of MoU arrived at between the parties and the fact that the appellants no longer dispute the issue relating to the construction of 94 villas over Acs.10.00 (7-3) of land, the impugned direction of the learned writ Court upon the registering authority to receive, register and release the documents in respect of the villas constructed by the writ petitioner without reference to the impugned refusal letter dated 22.12.2025 issued by respondent No.5 needs no interference.

7. The Writ Appeal stands disposed of in the light of the settlement arrived at between the parties and the issue relating to the registration of 94 villas no longer being in the realm of private dispute between the appellants and respondent No.1/writ petitioner. There shall be no order as to costs.

Miscellaneous applications, if any pending, shall stand closed.

SD/- NAYANI CHANDRA SEKHAR RAO
DEPUTY REGISTRAR

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SECTION OFFICER

To

1. The Principal Secretary, Revenue (Stamps and Registration) Department, Secretariat Buildings, Saifabad, State of Telangana at Hyderabad.
2. The Commissioner and Inspector General, Registration and Stamps Department, Govt. of Telangana, Mozam Jahi Road, Nampally, Hyderabad.
3. The District Registrar, Ranga Reddy District.
4. The Sub-Registrar, Shankarpally, R.R. District.
5. One CC to MRS VEDULA CHITRALEKHA, Advocate [OPUC]
6. One CC to SRI ABHISHEK AGARWAL, Advocate (OPUC)
7. One CC to SRI B.VAMSHIDHAR REDDY, Advocate [OPUC]
8. One CC to SRI MURALIDHAR REDDY KATRAM, Advocate (OPUC)
9. Two CD Copies

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TKS



HIGH COURT

DATED: 04/08/2026

JUDGMENT

WA.No.348 of 2026



**DISPOSING OF THE W.A
WITHOUT COSTS.**

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kps
14/8/26