

IN THE HIGH COURT FOR THE STATE OF TELANGANA
AT HYDERABAD

[3488]

THURSDAY, THE TWENTIETH 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 Nos. 882 and 883 OF 2026

W.A. NO: 882 OF 2026

Writ Appeal under clause 15 of the Letters Patent Appeal Preferred Against the
Order dated. 05-08-2026, in WP.No. 1302,1 of 2026. on the file of the High Court.

Between

M/s. Koushik Mutually Aided Co-Op. Housing Society Ltd., H. No. 1 - 2 - 45,
Gaganmahal Road, Domalguda, Hyderabad, Telangana Rep. by its Secretary
Sri G. Sankarsh Reddy S/o. Late G. Ram Swaroop Reddy, Aged about 46
years, Occ. Business R/o. H. No. 1 - 2 - 45, Gaganmahal Road, Domalguda,
Hyderabad, Telangana

AND

...APPELLANT

1. V. Narsimha Reddy, S/o. Late Sri V. Linga Reddy, Aged about. 69 Yrs., Occ.
Business R/o. H.No. 3-2-870/3, VNR Complex Station Road, Kachiguda,
Hyderabad, Telangana.
2. The State of Telangana, Rep. by its Principal Secretary, Municipal
Administration and Urban Development Secretariat Building, Hyderabad,
Telangana.
3. The Greater Hyderabad Municipal Corporation, Rep. by its Commissioner,
Tank Bund Road, Hyderabad, Telangana
4. The Commissioner, GHMC, Tank Bund, Hyderabad, Telangana

5. The Chief City Planner. GHMC Town Planning, Head Office, Tank Bund,
Hyderabad, Telangana

...RESPONDENTS

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 to suspend the order passed by the learned Writ Court in WP No. 13021 of 2026, dated 05.08.2026, pending final disposal of this Writ Appeal

I.A. NO: 3 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 stay all the further proceedings in WP No. 13021 of 2026, pending final disposal of the Writ Appeal

**Counsel for the Appellant: SRI B. SHRAVANTH SHANKER COUNSEL
Ms. GRAHITA AGARWAL REP
SRI. DANDU LAXMAN**

**Counsel for the Respondent No. 1: SRI K. VIVEK REDDY FOR
Sri. N. PRAVEEN REDDY**

**Counsel for the Respondent No. 2 : GP FOR MUNICIPAL ADMINISTRATION
AND URBAN DEVELOPMENT**

**Counsel for the Respondent Nos. 3to5: SRI MIDDE ARUN KUMAR,
SC FOR GHMC**

W.A.No. 883 OF 2026

Writ Appeal under clause 15 of the Letters Patent Appeal Preferred Against Order Dated 05/08/2026 in WP .No.720 of 2026. on the file of the High Court.

Between:

*M/s. Koushik Mutually Aided Co-Op. Housing Society Ltd., H. No. 1 - 2 - 45,
Gaganmahal Road, Domalguda, Hyderabad, Telangana Rep. by its Secretary Sri G.
Sankarsh Reddy S/o. Late G. Ram Swaroop Reddy, Aged about 46 years, Occ.
Business R/o. H. No. 1 - 2 - 45, Gaganmahal Road, Domalguda, Hyderabad,
Telangana*

AND

...APPELLANT

1. V. Narsimha Reddy, S/o. Late Sri V. Linga Reddy, Aged about 69 Yrs., Occ. Business R/o.H.No.3-2-870/3, VNR Complex Station Road, Kachiguda, Hyderabad, Telangana
2. The State of Telangana, Rep. by its Principal Secretary, Municipal Administration AND Urban Development Secretariat Building, Hyderabad, Telangana
3. The Greater Hyderabad Municipal Corporation, Rep. by its Commissioner, Tank Bund Road, Hyderabad, Telangana
4. The Commissioner, GHMC, Tank Bund, Hyderabad, Telangana
5. The Chief City Planner, GHMC Town Planning, Head Office, Tank Bund, Hyderabad, Telangana

...RESPONDENTS

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 to suspend the order passed by the learned Writ Court in WP No. 720/ 2026, dated 05.08.2026, pending final disposal of this Writ Appeal

I.A. NO: 3 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 stay all the further proceedings in WP No. 720 of 2026, pending final disposal of the Writ Appeal

**Counsel for the Appellant: SRI B. SHRAVANTH SHANKER COUNSEL
Ms. GRAHITA AGARWAL REP
SRI. DANDU LAXMAN**

Counsel for the Respondent No.1: SRI VADEENDRA JOSHI

**Counsel for the Respondent No. 2 : GP FOR MUNICIPAL ADMINISTRATION
AND URBAN DEVELOPMENT**

**Counsel for the Respondent Nos. 3to5: SRI MIDDE ARUN KUMAR,
SC FOR GHMC**

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 Nos.882 and 883 of 2026

Dated:20.08.2026

W.A.No.882 of 2026

Between:

M/s. Koushik Mutually Aided Co-operative Housing Society Limited.
...Appellant

and

V.Narsimha Reddy
and 4 others.

...Respondents

W.A.No.883 of 2026

Between:

M/s. Koushik Mutually Aided Co-operative Housing Society Limited.
...Appellant

and

V.Narsimha Reddy
and 4 others.

...Respondents

COMMON JUDGMENT:

Learned counsel Sri B.Shравanth Shanker assisted by learned counsel Ms. Grahita Agarwal, representing learned counsel Sri Dandu Laxman, appears for the appellant.

Learned Senior Counsel Sri K.Vivek Reddy, appears for Sri N.Praveen Reddy, learned counsel for respondent No.1 in W.A.No.882 of 2026. He also appears for Sri Vadeendra Joshi, learned counsel for respondent No.1 in W.A.No.883 of 2026.

Sri Midde Arun Kumar, learned Standing Counsel for Greater Hyderabad Municipal Corporation, appears for respondents No.3 to 5.

2. Both the writ appeals are by the unofficial respondent in W.P.Nos.720 and 13021 of 2026, being aggrieved by the common interim order dated 05.08.2026 passed in the said writ petitions in respect of the subject property, whereby the learned writ court directed the Commissioner, Greater Hyderabad Municipal Corporation (GHMC), to issue provisional occupancy certificate to the writ petitioner, who is respondent No.1 herein, in respect of the property admeasuring 1802.53 square metres in Survey No.129/68 Paiki, situated at Banjara Hills, Shaikpet Mandal, Hyderabad District. However, it was made clear that

the writ petitioner shall not alienate the property in favour of third party, except leasing the property and the said order was made subject to further orders of the court. The learned writ court, while directing the matters to be posted for 24.08.2026 for hearing immediately after motion list, also directed the interim order granted earlier to be extended till then.

3. The appellant, who was the unofficial respondent in the writ petitions, was also present when the impugned interim order was passed. Both the writ petitions have been posted for 24.08.2026 i.e., coming Monday. The appellant has also filed a stay vacate petition and counter affidavit in both the matters. Essentially, the grievance of the appellant is that the writ petitioner had obtained the building permission on the subject property by misrepresentation which has been revoked on the representation of the appellant. Pending adjudication on the challenge to the revocation order, the learned writ court has directed the GHMC to issue the provisional occupancy certificate to the writ petitioner. The learned writ court has, however, made it clear that the writ petitioner shall not alienate the property in favour of the third party, except leasing the property and it shall be subject to further orders of the court. The

matter has been posted on 24.08.2026 for hearing immediately after the motion list.

4. According to learned counsel for the appellant, it is the owner of the part of the subject property. Reference is made to the previous litigation between the parties, which went up to the Hon'ble Supreme Court.

5. On the part of the writ petitioner, learned Senior Counsel has sought to explain that the appellant does not have any connection with the subject property. The learned writ court deemed it proper to direct the GHMC to issue provisional occupancy certificate with a condition that the writ petitioner will not alienate the property in favour of third party, except leasing the property. The appellant has filed a stay vacate petition and since the matter is posted on 24.08.2026 itself, this court may not interfere in the matter at this stage.

6. Learned Standing Counsel for GHMC submits that GHMC is in the process of filing the counter affidavit. He has referred to Section 455 of the Greater Hyderabad Municipal Corporation Act, 1955, under which occupancy certificates are issued. According to him, the GHMC would be filing its counter affidavit on or before 24.08.2026.

7. Upon hearing learned counsel for the parties in the limited gamut of facts taken note above, we do not deem it proper to make any observations on the merits of the case on contest between the parties, since the writ petitions are posted for 24.08.2026 i.e., after four days and the appellant has also filed a stay vacate and counter affidavit in the matters and moreover the GHMC is also in the process of filing its counter affidavit.

8. The writ appeals are therefore disposed of without any observations on the correctness or legality of the impugned interim order or the merits of the case, with a request to the learned writ court to hear the matters on 24.08.2026, subject to completion of pleadings by the parties. All the parties are supposed to cooperate in the proceedings. There shall be no order as to costs.

Miscellaneous applications pending, if any, shall stand closed.

SD/- NAYANI CHANDRA SEKHAR RAO
DEPUTY REGISTRAR

//TRUE COPY//

SECTION OFFICER

To,

1. The Principal Secretary, Municipal Administration and Urban Development Secretariat Building, Hyderabad, Telangana.
2. The Commissioner, Greater Hyderabad Municipal Corporation, Tank Bund Road, Hyderabad, Telangana
3. The Commissioner, GHMC, Tank Bund, Hyderabad, Telangana
4. The Chief City Planner, GHMC Town Planning, Head Office, Tank Bund, Hyderabad, Telangana
5. One CC to SRI. DANDU LAXMAN Advocate [OPUC]
6. One CC to SRI. VADEENDRA JOSHI, Advocate [OPUC]

7. Two CCs to GP FOR MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT ,High Court for the State of Telangana, at Hyderabad [OUT]
8. One CC to SRI. MIDDE ARUN KUMAR, SC FOR GHMC [OPUC]
9. Two CD Copies

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TKS



HIGH COURT

DATED: 20/08/2026

COMMON JUDGMENT

WA.Nos.882 of 2026 AND 883 OF 2026



**DISPOSING OF BOTH THE WRIT APPEALS
WITHOUT COSTS**

(12)

NT

29/8/26