

IN THE HIGH COURT FOR THE STATE OF TELANGANA
AT HYDERABAD

MONDAY, THE TENTH DAY OF NOVEMBER
TWO THOUSAND AND TWENTY FIVE

PRESENT

THE HONOURABLE JUSTICE MOUSHUMI BHATTACHARYA
AND
THE HONOURABLE SRI JUSTICE GADI PRAVEEN KUMAR

I.A. No.1 of 2025 IN/AND W.A. No.: 396 OF 2025

AND

I.A. No.1 of 2025 IN/AND W.A. No.: 1020 OF 2025

W.A. No.396 OF 2025:

Writ Appeal under clause 15 of the Letters Patent Preferred Against Order
Dated 18/11/2023 in WP No 25795 of 2002, on the file of the High Court.

Between:

The Managing Director,
Telangana Industrial Infrastructure Corporation,
4th Floor, Parishram Bhavan, Basheerbagh, Hyderabad.

....Appellant No.6 / Respondent

1. Smt. Malleshwari Binagari,
W/o Sri Konda Reddy, Chimikala, R/o. Flat No 103,
Phase IV, Saptagiri Apartments, Padmarao Nagar,
Secunderabad - 500 025.
2. Nagabhairava Venu Madhav, S/o. Bhaskara Rao,
R/o. Peddapulivarru Village, Kothuru Mandal,
Guntur District.
3. Smt. D. Radha, W/o Sri D. Balagandhara Reddy,
R/o. Junior Telecom Officer, Central Telegraph Office,
Ananthapur-515 001.
4. Smt. Ch. Durga Bhavani, W/o. Radha Krishna Prasad,
R/o 5/2, Arundal pet, Guntur-2.
5. Mr. P. Athmanathan, S/o NV Panchapageshan,
R/o.10 B. Staff Quarters, SBI Staff College,
Begumpet Road, Hyderabad-500 016.
6. Smt. Kotha Aruna, W/o. Sri K. Gangadhar,
R/o. H.No.6-1-291, Sreeniketan,
Padmarao Nagar, Secunderabad-25.

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7. Smt. K. Sai Padma, W/o. Giri Kumar,
R/o Captain Bazaar, Chenchupet, Tenali,
Guntur District.
 8. Sri B. Bikshapathi, S/o. Sri B Ramaswamy,
R/o H.No 5-83, Gangaputra Colony,
Old Alwal, Secunderabad.
 9. Sri K. Narasimulu, S/o. Sri K Bagath,
R/o. H. No.5-83, Gangaputra Colony.
Old Alwal, Secunderabad.
 10. Sri K. Krishan Murty, S/o. Sri K. Venkoba Rao,
R/o. H.No.5-83, Gangaputra Colony,
Old Alwal, Secunderabad.
 11. Sri M. Narsing Rao, S/o Sri M Pochaiah,
R/o H.No.5-83, Gangaputra Colony,
Old Alwal, Secunderabad.
 12. Sri Ch Appalanaidu, S/o. Sri Ch Polipalli,
R/o. H.No 5-83, Gangaputra Colony,
Old Alwal, Secunderabad.
 13. Sri B Sambasiva Reddy, S/o Sri B Peddapulla Reddy,
R/o H.No 5-83, Gangaputra Colony,
Old Alwal, Secunderabad.
 14. Sri K. Ramachandra Reddy, S/o Sri K. Venkat Reddy.
R/o H No 5-83, Gangaputra Colony,
Old Alwal, Secunderabad.
 15. Sri Guduru Suresh Kumar, S/o. Ravindernath Chowdary,
R/o. Ganapavaram post,
Karatapalam Mandal, Guntur District.
 16. Sri Kurumaiah, Sio. Sri Angaraiah,
R/o. HIG-153, Ushodaya Enclave, Madinaguda,
Miyapur, Hyderabad-500 050.
 17. Sri D Umapathi, S/o Sri Gajjaiah,
R/o H No.3-5-49/1, Sumithra Nagar,
Kukatpally. Hyderabad-72.

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18. Sri Allu Bhagawan, S/o. Sri Allu Venkata Swamy,
R/o. H.No. 2-22-50, Eenadu Society,
Kukatpally, Hyderabad-72.
 19. Smt. D. Madhubala, W/o D. Ravindra Babu,
R/o C/o Madhu Nursing Home, Veranki Lock post,
Pavādimukkala Mandal, Krishna District.
 20. Master M Abhishek, S/o. Sri M. Balaramulu,
represented by his father, natural guardian
Sri M. Balaramulu, Sio Sri M. Naganna,
R/o 8-3-224/11/A/6, G-93, Madhuranagar, Hyderabad-38.
 21. Sri K. Nagaiah, S/o. Sri K. Gundanna,
R/o H.No 9-1-315/15, Laxmi Nagar,
Langar House, Hyderabad.
 22. Smt. P. Rajitha, W/o. Sri Gadipally Surender Reddy,
R/o Yellamula Village,
Jangaon Mandal, Warangal-506 201.
 23. Smt. Saleem Unisa Begum, W/o. Sri. Dr. Syed Abdul Aziz,
R/o. H.No.6-2-976, Flat No.303,
Nirvana Pavani Estates, Khairatabad-4.
 24. Smt. M. Shailaja, W/o. M. Bhaskar Reddy,
R/o. Quarter No. 89 C, GPRA Campus,
Gachibowli, Hyderabad-32.
 25. Smt. V.Venkata Ramana, W/o. Sri V. Koteswara Rao,
R/o. H.No. 1-10-58, Street No.2, Ashok Nagar,
Hyderabad-500 070.
 26. Smt. A. Nagamani, W/o. A. Koteswara Rao,
R/o. Sowbhagyanagar Colony, Opp. IDPL colony,
Balanagar, Hyderabad-500 038.
 27. Sri A. Venkat Krishna Rao, S/o. Sri A. Koteswara Rao,
R/o. Sowbhagyanagar Colony, Opp. IDFL colony,
Balanagar, Hyderabad-500 038.
 28. Mrs. Waheeda Mahmood Siddiq, W/o. Dr. Mahmood Ali Khan,
R/o. H.No. 16-4-782/67, Chanchalguda, Hyderabad-24.

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29. Mrs. Chandni Begum, W/o. Syed Yousuf Husain,
R/o H.No. 17-5-533/1,
Dabeer Pura, Hyderabad-23.
 30. Chappidi Jayabharati D/o. Dr. C. Govinda Reddy,
R/o.4/620, Gandhi Road,
Prodduturu-516360, Cuddapah Dist.
 31. Mohammed Kaleemullah Zafar, S/o. late Mohd. Ghouse,
R/o. H.No.10-5-6, My Home Glory Apartment,
Masab Tank, Hyderabad 500 028.
 32. Sri M. Srinivasa Rao, S/o. Sri M. Narayana Swamy,
R/o. Plot No. 24, 'E' Block, Swagruha Apartments,
Bhagyanagar Colony, Kukatpally, Hyderabad.

... Respondents/Writ Petitioners

33. State of Telangana, Rep. by its Prl. Secretary
to Revenue Department Secretariat, Hyderabad.
34. State of Telangana, Rep. by its Prl. Secretary
to Municipal Administration and Urban Development Department,
Secretariat, Hyderabad.

(Respondent No.33&34 Cause Title is amended as per Court Order dated
13.06.2014)

35. The District Collector, Ranga Reddy District,
Khairatabad, Hyderabad
36. The Special Deputy Collector cum Land Acquisition Officer (Industries),
Ranga Reddy District, Hyderabad.
37. The Vice-Chairman, Hyderabad Urban Development Authority,
Hyderabad.
38. The Revenue Divisional Officer, Chevella Division
at Domalguda, Hyderabad.
39. The Mandal Revenue Officer, Serilingampally Mandal,
Ranga Reddy District.
40. The Station House Officer, Raidurg Police Station,
Raidurg, Ranga Reddy District.

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41. The Commissioner, Serilingampally Municipality,
Ranga Reddy District
42. Sri Laxminarayana Pratap Singh, S/o. Late Kalyan Singh,
aged about 52 years,
43. Smt. Laxminarayana Indrani Bai, W/o. Late Bharat Singh,
aged about 37 years
44. Sri Laxminarayana Sanker Singh, S/o. Late Bharat Singh,
aged about 25 years.
45. Sri Laxminarayana Samrat Singh, S/o. Late Bharat Singh,
aged about 23 years,
46. Sri Laxminarayana Sunil Singh, S/o. Late Bharat Singh,
aged about 21 years,
47. Smt. Laxminarayana Chander Bai, W/o, Late Balaji Singh,
aged about 47 years,
48. Kumari Laxminarayana Renuka Bai, D/o. Late Balaji Singh,
aged about 15 years,
49. Kumari Laxminarayana Durga Bai, D/o. Late Balaji Singh, aged about 12 years,

(Respondents 48 and 49 being minors rep by their natural mother and
guardian Smt. L. Chandra Bai i.e., Respondent No. 16)
50. Sri Laxminarayana Dhanraj Singh, S/o. Late Kalyan Singh,
aged about 42 years,

(The Respondents 42 to 50 are represented by their G.P.A. holder Sri
Laxminarayana Rajan Singh, S/o. Late Kalyan Singh, aged about 40
years, Occ:Business, R/o. Nanakramguda Village, Serilingampally
Mandal, Ranga Reddy District.
51. Sri Amar Singh, S/o. Prakash Singh, aged about 27 years,
52. Sri Sailender Singh, S/o. Prakash Singh, aged about 26 years,
53. Sri Ravinder Singh, S/o. Prakash Singh, aged about 24 years,

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54. Sri Devender Singh, S/o. Prakash Singh, aged about 22 years,
55. Sri L. Ramesh Singh, S/o. Late Fathe Singh, aged about 38 years,
56. Smt. K. Kamala Bai, W/o. Ramesh Singh, aged about 32 years,
57. Sri L. Ranjit Singh, S/o. Ramesh Singh, aged about 20 years,
58. Sri L. Ganesh Singh, S/o. Late Fathe Singh, aged about 36 years,
59. Sri L. Deepak Singh S/o. Late Fathe Singh, aged about 25 years,

(Respondents 51 to 59 all are agriculturists and R/o. Nanakramguda Village, Serilingampally Mandal, Ranga Reddy District and Respondents 20 to 28 are represented by their G.P.A. holder Sri Laxminarayana Prakash Singh S/o. Late Fathe Singh, aged about 43 years, Occ: Business, R/o. Nanakramguda Village, Serilingampally Mandal, Ranga Reddy District.

60. Hyderabad District Public Servants Co-Operative Housing Society Ltd.,
(TNGOS), 1st Floor, Telangana Bhavan,
Opp: Mahaveer Hospital, AC Guards, Hyderabad.

(Respondent No.60 impleaded as per Court Orders dated 30.04.2013 in W.P.M.P.No.9340 of 2013.)

...Respondents / Respondents

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IA NO: 1 OF 2025

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 condone the delay of (460) days in filing the above Writ Appeal against order dated 18.11.2023 passed by the Learned Single Judge in W.P.No.2795 of 2002.

IA NO: 2 OF 2025

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 dated 18.11.2023 passed in W.P.No.25795 of 2002.

IA NO: 3 OF 2025

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 permit the Petitioners namely Chukka Pydithallamma, Lekkala Santhoshi and Chukka Kanaka Durga Devi to come on record as Respondent No 67 to 69 to being Legal Heirs of deceased Late Chukka Appala Naidu, the Respondent No.12 in the writ appeal, and permit the Petitioners/Proposed Respondent Nos.67 to 69 herein to carry out consequential amendments to the writ appeal

IA NO: 4 OF 2025

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 permit the Petitioners namely B. Padmavathi, A. Haritha, B. Abhilash, B. Saritha and B. Suchitha to come on record as Respondent Nos.62 to 64 being Legal Heirs of deceased Late B. Narsing Rao, the Respondent No.11 in the writ appeal, and permit thee, Petitioner/Proposed Respondent Nos.62 to 64 herein to carry out consequential amendments to the writ appeal

IA NO: 5 OF 2025

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 permit the Petitioner namely Kunta Manemma come on record as Respondent No.61 being the Legal Heir of deceased Late Kunta Narsimhulu, the Respondent No.9 in the writ appeal, and permit the Petitioner/Proposed Respondent No.61 herein to carry out consequential amendments to the writ appeal

**Counsel for the Appellants: SRI MALLU NETHAN REDDY, ASST. GP REP. FOR
ADDL ADVOCATE GENERAL**

**Counsel for the Respondent No.1,7,10,14 & 19: SRI A. VENKATESH,
SR. COUNSEL REP. FOR
SRI SRINIVASA RAO PACHWA**

**Counsel for the Respondent No.2,4 to 6, 16 to 20, 22 to 25, 27 to 32:
SRI SUDHAKARA RAO AMBATI**

Counsel for the Respondent No.3 & 21: SRI A. HANUMANTHA REDDY

**Counsel for the Respondent No.8: SRI AVINASH DESAI, SR. COUNSEL
REP. FOR SRI M. PRANAV**

Counsel for the Respondent No.10: SRI G. MADHUSUDHAN REDDY

Counsel for the Respondent No.15 & 16: SRI C. HANUMANTHA RAO

**Counsel for the Respondent No.33,35,38 & 39: GP FOR LAND
ADMINISTRATION**

**Counsel for the Respondent No.34: GP FOR MUNICIPAL ADMINISTRATION &
URBAN DEVELOPMENT**

**Counsel for the Respondent No.37: SRI M. DHANANJAY REDDY,
SC FOR HUDA**

Counsel for the Respondent No.40: GP FOR HOME

**Counsel for the Respondent No.47 & 60: SRI V. VENUGOPALA RAO,
SR. COUNSEL**

WRIT APPEAL NO: 1020 OF 2025:

Writ Appeal under clause 15 of the Letters Patent Preferred Against the Order dated. 18-11-2023, in WP.No. 25795 of 2002. on the file of the High Court.

Between:

The District Collector,
Ranga Reddy District at Kongara Kalan (Vg),
Ibrahimpattanam (M), Ranga Reddy District.

....Appellant / Respondent No.3

AND

1. Smt. Malleshwari Binagari,
W/o Sri Konda Reddy, Chimikala, R/o. Flat No 103,
Phase IV, Saptagiri Apartments, Padmarao Nagar,
Secunderabad-500 025.
2. Nagabhairava Venu Madhav, S/o. Bhaskara Rao,
R/o. Peddapulivarru Village, Kothuru Mandal,
Guntur District.
3. Smt. D. Radha, W/o Sri D. Balagandhara Reddy,
R/o. Junior Telecom Officer, Central Telegraph Office,
Ananthapur-515 001.
4. Smt. Ch. Durga Bhavani, W/o. Radha Krishna Prasad,
R/o 5/2, Arundal pet, Guntur-2.
5. Mr. P. Athmanathan, S/o NV Panchapageshan,
R/o.10 B. Staff Quarters, SBI Staff College,
Begumpet Road, Hyderabad-500 016.
6. Smt. Kotha Aruna, W/o. Sri K. Gangadhar,
R/o. H.No.6-1-291, Sreeniketan,
Padmarao Nagar. Secunderabad-25

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7. Smt. K. Sai Padma, W/o. Giri Kumar,
R/o Captain Bazaar, Chenchupet, Tenali,
Guntur District.
8. Sri B. Bikshapathi, S/o. Sri B Ramaswamy,
R/o H.No 5-83, Gangaputra Colony, Old Alwal, Secunderabad.
9. Sri K. Narasimulu, S/o. Sri K Bagath,
R/o. H. No.5-83, Gangaputra Colony.
Old Alwal, Secunderabad.
10. Sri K. Krishan Murty, S/o. Sri K. Venkoba Rao,
R/o. H.No.5-83, Gangaputra Colony,
Old Alwal, Secunderabad.
11. Sri M. Narsing Rao, Sio Sri M Pochaiah,
R/o H.No.5-83, Gangaputra Colony, Old Alwal, Secunderabad.
12. Sri Ch Appalanaidu, S/o. Sri Ch Polipalli,
R/o. H. No 5-83, Gangaputra Colony,
Old Alwal, Secunderabad.
13. Sri B Sambasiva Reddy, S/o Sri B Peddapulla Reddy,
R/o H.No 5-83, Gangaputra Colony,
Old Alwal, Secunderabad.
14. Sri K. Ramachandra Reddy, S/o Sri K. Venkat Reddy.
R/o H No 5-83, Gangaputra Colony,
Old Alwal, Secunderabad.
15. Sri Guduru Suresh Kumar, S/o. Ravindernath Chowdary,
R/o. Ganapavaram post, Karalapalam Mandal, Guntur District.
16. Sri Kurumaiah, Sio. Sri Angaraiah,
R/o. HIG-153, Ushodaya Enclave, Madinaguda,
Miyapur, Hyderabad-500 050.
17. Sri D Umapathi, S/o Sri Gajjaiah,
R/o H No.3-5-49/1, Sumithra Nagar,
Kukatpally. Hyderabad-72.
18. Sri Allu Bhagawan, S/o. Sri Allu Venkata Swamy,
R/o. H.No. 2-22-50, Eenadu Society, Kukatpally, Hyderabad-72.

19. Smt. D. Madhubala, W/o D. Ravindra Babu,
R/o C/o Madhu Nursing Home, Veranki Lock post,
Pavādimukkala Mandal, Krishna District.
20. Master M Abhishek, S/o. Sri M. Balaramulu,
represented by his father, natural guardian
Sri M. Balaramulu, Sio Sri M. Naganna,
R/o 8-3-224/11/A/6, G-93, Madhuranagar, Hyderabad-38.
21. Sri K. Nagaiah, S/o. Sri K. Gundanna, R/o H.No 9-1-315/15,
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22. Smt. P. Rajitha, W/o. Sri Gadipally Surender Reddy,
R/o Yellamula Village, Jangaon Mandal, Warangal-506 201.
23. Smt. Saleem Unisa Begum, W/o. Sri. Dr. Syed Abdul Aziz,
R/o. H.No.6-2-976, Flat No.303, Nirvana Pavani Estates,
Khairatabad-4.
24. Smt. M. Shailaja, W/o. M. Bhaskar Reddy,
R/o. Quarter No. 89 C, GPRA Campus,
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25. Smt. V. Venkata Ramana, W/o. Sri V. Koteswara Rao,
R/o. H.No. 1-10-58, Street No.2, Ashok Nagar,
Hyderabad-500 070.
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R/o. Sowbhagyanagar Colony, Opp. IDPL colony,
Balanagar, Hyderabad-500 038.
27. Sri A. Venkat Krishna Rao, S/o. Sri A. Koteswara Rao,
R/o. Sowbhagyanagar Colony, Opp. IDFL colony,
Balanagar, Hyderabad-500 038.
28. Mrs. Waheeda Mahmood Siddiq, W/o. Dr. Mahmood Ali Khan,
R/o. H.No. 16-4-782/67, Chanchalguda, Hyderabad-24.
29. Mrs. Chandni Begum, W/o. Syed Yousuf Husain,
R/o H.No. 17-5-533/1, Dabeer Pura, Hyderabad-23.
30. Chappidi Jayabharati D/o. Dr. C. Govinda Reddy,
R/o.4/620, Gandhi Road, Prodduturu-516360, Cuddapah Dist.

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31. Mohammed Kaleemullah Zafar, S/o. late Mohd. Ghouse,
R/o. H.No.10-5-6, My Home Glory Apartment, Masab Tank,
Hyderabad 500 028.
 32. Sri M. Srinivasa Rao, S/o. Sri M. Narayana Swamy,
R/o. Plot No. 24, 'E' Block, Swagruha Apartments,
Bhagyanagar Colony, Kukatpally, Hyderabad.

...Respondents/Writ Petitioners

33. State of Telangana, Rep. by its Prl. Secretary
to Revenue Department Secretariat, Hyderabad.
34. State of Telangana, Rep. by its Prl. Secretary
to Municipal Administration and Urban Development Department,
Secretariat, Hyderabad.

Respondent No.33 & 34 Cause Title is amended as per Court Order dated
13.06.2014

35. The Special Deputy Collector cum Land Acquisition Officer (Industries),
Ranga Reddy District, Hyderabad.
36. The Vice-Chairman, Hyderabad Urban Development Authority,
Hyderabad.
37. The Managing Director,
Telangana Industrial Infrastructure Corporation,
4th Floor, Parishram Bhavan, Basheer Bagh, Hyderabad.
38. The Revenue Divisional Officer, Chevella Division
at Domalguda, Hyderabad.
39. The Mandal Revenue Officer, Serilingampally Mandal,
Ranga Reddy District.
40. The Station House Officer, Raidurg Police Station,
Raidurg, Ranga Reddy District.
41. The Commissioner, Serilingampally Municipality,
Ranga Reddy District
42. Sri Laxminarayana Pratap Singh, S/o. Late Kalyan Singh,
aged about 52 years,

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43. Smt. Laxminarayana Indrani Bai, W/o. Late Bharat Singh,
aged about 37 years

44. Sri Laxminarayana Sanker Singh, S/o. Late Bharat Singh,
aged about 25 years.

45. Sri Laxminarayana Samrat Singh, S/o. Late Bharat Singh,
aged about 23 years,

46. Sri Laxminarayana Sunil Singh, S/o. Late Bharat Singh,
aged about 21 years,

47. Smt. Laxminarayana Chander Bai, W/o, Late Balaji Singh,
aged about 47 years,

48. Kumari Laxminarayana Renuka Bai, D/o. Late Balaji Singh,
aged about 15 years,

49. Kumari Laxminarayana Durga Bai, D/o. Late Balaji Singh,
aged about 12 years,

(Respondents 48 and 49 being minors rep by their natural mother and
guardian Smt. L. Chander Bai ie. Respondent No. 16)

50. Sri Laxminarayana Dhanraj Singh, S/o. Late Kalyan Singh,
aged about 42 years,

(The Respondents 42 to 50 are represented by their G.P.A. holder Sri
Laxminarayana Rajan Singh, S/o. Late Kalyan Singh, Aged about 40
years, Occ: Business, R/o. Nanakramguda Village, Serilingampally
Mandal, Ranga Reddy District.

51. Sri Amar Singh, S/o. Prakash Singh, aged about 27 years,

52. Sri Sailender Singh, S/o. Prakash Singh, aged about 26 years,

53. Sri Ravinder Singh, S/o. Prakash Singh, aged about 24 years,

54. Sri Devender Singh, S/o. Prakash Singh, aged about 22 years,

55. Sri L. Ramesh Singh, S/o. Late Fathe Singh, aged about 38 years,

56. Smt. K. Kamala Bai, W/o. Ramesh Singh, aged about 32 years,

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- 57. Sri L. Ranjit Singh, S/o. Ramesh Singh, aged about 20 years,
- 58. Sri L. Ganesh Singh, S/o. Late Fathe Singh, aged about 36 years,
- 59. Sri L. Deepak Singh S/o. Late Fathe Singh, aged about 25 years,

(Respondents 51 to 59 all are agriculturists and R/o. Nanakramguda Village, Serilingampally Mandal, Ranga Reddy District and Respondents 20 to 28 are represented by their G.P.A. holder Sri Laxminarayana Prakash Singh S/o. Late Fathe Singh, aged about 43 years, Occ: Business, R/o. Nanakramguda Village, Serilingampally Mandal, Ranga Reddy District.

- 60. Hyderabad District Public Servants Co-Operative Housing Society Ltd.,
(TNGOS), 1st Floor, Telangana Bhavan,
Opp: Manaveer Hospital, AC Guards, Hyderabad.

(Respondent No.60 impleaded as per Court Orders dated 30.04.2013 in W.P.M.P.No.9340 of 2013.)

IA NO: 1 OF 2025

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 condone the delay of (488) days in filing the present Writ Appeal against order dated 18.11.2023 passed by the Learned Single Judge in W.P.No.25795 of 2002.

IA NO: 2 OF 2025

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 dated 18.11.2023 passed by the Learned Single Judge in W.P.No.25795 of 2002.

**Counsel for the Appellants: SRI MALLU NETHAN REDDY, ASST. GP REP. FOR
ADDL ADVOCATE GENERAL**

Counsel for the Respondent No.1,7 to 15 & 26: SRI C. HANUMANTHA RAO

**Counsel for the Respondent No.2,4 to 6,16 to 20,22 to 25,27 to 32:
SRI SUDHAKAR RAO AMBATI**

Counsel for the Respondent No.3 & 21: SRI HANUMANTH REDDY

**Counsel for the Respondent No.8: SRI AVINASH DESAI, SR. COUNSEL
REP. FOR SRI M. PRANAV**

**Counsel for the Respondent No.10: SRI A. VENKATESH,
SR. COUNSEL REP. FOR
SRI SRINIVASA RAO PACHWA**

**Counsel for the Respondent No.60: SRI V. VENUGOPALA RAO,
SR. COUNSEL**

Counsel for the Respondent No.33,36,38 to 41, 42 to 59: - - - -

The Court delivered the following: COMMON ORDER

**THE HON'BLE JUSTICE MOUSHUMI BHATTACHARYA
AND**

THE HON'BLE JUSTICE GADI PRAVEEN KUMAR

I.A.No.1 OF 2025 IN/AND W.A.No.396 OF 2025

AND

I.A.No.1 OF 2025 IN/AND W.A.No.1020 OF 2025

Mr. Mallu Nethan Reddy, the learned Assistant Government Pleader representing the learned Additional Advocate General appearing for the appellants.

Mr.A. Venkatesh, learned Senior Counsel representing Mr. Srinivasa Rao Pachwa, learned counsel appearing for the respondent No.10 in W.A.No.1020 and the respondent Nos.1, 7, 10, 14 & 19 in W.A.No.396 of 2025.

Mr.Avinash Desai, learned Senior Counsel representing Mr. M. Pranav, learned counsel appearing for the respondent No.8 in W.A.Nos.1020 and 396 of 2025.

Mr.V.Venugopala Rao, learned Senior Counsel representing Mr.Srinivas Kapatia, learned counsel for the respondent No.60 (Online).

COMMON ORDER: *(per Hon'ble Justice Moushumi Bhattacharya)*

1. The appellants challenge a common order dated 18.11.2023 passed by a learned Single Judge of this Court in a batch of Writ Petitions. By the impugned order, the learned Single Judge disposed of W.P.Nos.20396, 25795 of 2002 and 8406 of 2013 *inter alia* by permitting the writ petitioners to submit representations before the official respondents for allotment of an alternate land in lieu of the land acquired, within three weeks from the date of receipt of the order and to consider the case of the writ petitioners for allotment of alternate land. The respondents were also directed to pass appropriate orders within three months from the date of submission of the writ petitioners' representations.

2. The appellants before this Court are the Managing Director, Telangana Industrial Infrastructure Corporation ('TIIC') (the appellant in W.A.No.396 of 2025) and the District Collector, Ranga Reddy

District, (the appellant in W.A.No.1020 of 2025). The respondent Nos.1, 7, 8, 10, 14, 19 and 60 (in the two Writ Appeals) are represented by learned Senior Counsel.

3. W.A.No.396 of 2025 has been filed with a delay of 460 days and W.A.No.1020 of 2025 has been filed with a delay of 488 days.

4. We have taken up the I.As in the two Writ Appeals to decide on the objection of the respondents to the delay being condoned.

5. We have heard learned counsel appearing for the appellants as well as learned Senior Counsel appearing for the respondent Nos.1, 7, 8, 10, 14, 19 and 60 with regard to condonation of the delay. The affidavits in the two I.As which seek to explain the delay. The grounds proffered for seeking condonation of the delay are substantially the same in both the I.As.

6. The appellant states in paragraph 4 of the affidavit in I.A.No.1 of 2025 in W.A.No.1020 of 2025 that Assembly Elections in the State of Telangana were concluded on 30.11.2023 and the results were announced on 03.12.2023 resulting to a change in Government. It is stated in paragraph 4 that the Elections for the Parliament were announced on 16.03.2024 and the Model Code of Conduct was enforced leading to the entire machinery of the State being involved in the Elections. Paragraph 6 of the affidavit states that the District Collector, Ranga Reddy District (deponent of the affidavit) assumed charge on 28.10.2024 and initiated several 'flagship' programmes. It

is further stated that the administrative workload in the District had increased in view of administrative responsibilities and land acquisition processes.

7. These are the only grounds stated by the appellant in W.A.No.1020 of 2025 for condonation of the delay of 488 days in filing the Writ Appeal.

8. We note that the affidavit falls short of furnishing even the most basic of clarifications including 'when' the appellant received the impugned common order. Paragraph 3 of the affidavit simply avers that the order under challenge was received by the office of the appellant 'before the General Assembly Elections'. Hence, it is assumed that the Court would do the necessary deductions as to the date or time of the appellant's knowledge of the impugned order. The appellant assumes that the delay would be condoned as a matter of right even if the pleadings towards sufficiency of cause are woefully inadequate.

9. In essence, the sole reason given by the appellant in W.A.No.1020 of 2025 to justify the delay of 488 days is the Assembly Elections of November, 2023 and the Parliamentary Elections of March, 2024, respectively. In this context, it is important to bear in mind that the impugned common order was passed on 18.11.2023. The narration of the development works undertaken in Ranga Reddy District from October, 2024 onwards reads like a self-promotional

exercise with the assumption that the delay would therefore be condoned.

10. We fail to see as to how either the Assembly Elections or the development works undertaken in the District can satisfy the requirement of sufficiency of cause under section 5 of The Limitation Act, 1963. Article 117 of the Schedule to The Limitation Act, 1963 provides for a limitation period of thirty days from the date of the decree/order of a High Court for filing of an intra-High Court Appeal. The delay of 488 days looks humongous in the total insufficiency of the reasons proffered.

11. The affidavit filed in I.A.No.1 of 2025 in W.A.No.396 of 2025 for condoning the delay of 460 days is even more surprising. The appellant herein is the Managing Director of a Corporation (TIIC) who, for reasons unexplained, adopts the grounds given by the District Collector, Ranga Reddy District in W.A.No.1020 of 2025. In the affidavit, the appellant states that the impugned common order dated 18.11.2023 was dispatched by this Court on 26.12.2024 and was received by the Office of the TIIC on 07.09.2025. The delay of almost two years in receipt of the impugned common order is alarming.

12. The appellant thereafter unquestioningly adopts the reasons given by the District Collector, Ranga Reddy District i.e., announcement of Parliamentary Elections on 16.03.2024 enforcement of the Model Code of Conduct and that the entire machinery of the

State was involved in the Election process until the conclusion of the Elections on 06.06.2024. The only additional reason given is that the TIIC took time to obtain legal opinion on whether the TIIC or the Government should file an Appeal from the impugned common order.

13. As in the other Writ Appeal (W.A.No.1020 of 2025), the affidavit filed along with the application for condonation of delay does not even attempt to make an effort to furnish any details or particularize the reasons for the delay of 460 days in filing the Writ Appeal.

14. The lack of *bona fides* of the appellants in filing the Appeals after more than 460/488 days would also be evident from a Government Memo dated 17.07.2025 where the Collector, Ranga Reddy District *vide* letter dated 18.07.2025 requested the Vice-Chairman and Managing director of TSIIC, Hyderabad, to take immediate necessary action in view of the Contempt Case filed by the respondent. This fact is disclosed by the respondent No.8 in its counter in W.A.No.1020 of 2025.

15. Significantly, the Collector, Ranga Reddy District and TIIC are the two appellants before this Court. It is obvious that the Appeals were filed to undo the damage created in the wake of the letter given by the Collector.

16. The Supreme Court recently considered the impact of delay on the part of the State or any of its instrumentalities on public policy:

*Shivamma (Dead) by Lrs. Vs. Karnataka Housing Board*¹. The conclusion arrived at therein is that administrative lethargy and laxity can never stand as sufficient ground for condonation of delay. The Supreme Court further directed all High Courts not to condone delays on frivolous and superficial grounds until a proper case of sufficient cause is made out and the State-machinery is able to establish that it acted with *bona fides* and remained vigilant all throughout.

17. Assembly Elections and Parliamentary Elections cannot be used as a sufficient reason for condonation of the delay in filing intra-Court Appeals. The lack of particulars with regard to the competent officers and their role in the conduct of elections or formation of Government would fall short of the sufficiency criteria for condonation of delay: *The Govt. of Rajasthan Vs. Smt.Prem Kanwar Shaheed Jai Singh*² and *State of H.P. Vs. Jagson International Ltd.*³.

18. Several High Courts have reiterated that existence of election duty does not mean that office work should come to a grinding halt particularly in the face of limitation: *State of Punjab through Collector, Gurdaspur Vs. Inderjit Forestor Aliwal Range, Gurdaspur*⁴. Further, delay in obtaining legal opinion cannot be treated as a fail-safe excuse and absolve the applicant from explaining the delay with sufficient details for justifying the delay: *Paulus Vs. The State of Tamil Nadu*⁵.

¹ 2025 SCC OnLine SC 1969

² 2015 SCC OnLine Raj 4741

³ MANU/HP/1093/2024

⁴ 2012 SCC OnLine P&H 8911

⁵ MANU/TN/1104/1994

A Division Bench of this Court in I.A.No.1 of 2025 in COMCA.No.1 of 2025 rejected the plea for condonation of delay made therein on the ground that the State cannot shrug off its responsibility of being diligent in pursuing Appeals.

19. All other considerations apart, condonation of delay is a matter of discretion based on the facts and circumstances of each case. 'Sufficient cause' under section 5 of The Limitation Act, 1963, permitting the appellant/applicant from preferring the Appeal/Application within the prescribed period, cannot be liberally interpreted where negligence, inaction or lack of *bona fides* is stark on the face of the pleadings: *Basawaraj Vs. Special Land Acquisition Officer*⁶.

20. In essence, the cause shown must be compelling enough to advance the cause of substantial justice even in light of the Appeal not being filed within the statutory time limit. The prayer for condonation cannot be borne out of privilege or a sense of entitlement or an anticipated benefit for Government departments. A parallel limitation cannot be claimed when the State functionary/department has competent persons who were familiar with Court proceedings: *Post Master General Vs. Living Media India Limited*⁷. The aforesaid case was rendered in 2012. We are now in 2025 where 'competence' would

⁶ (2013) 14 Supreme Court Cases 81

⁷ (2012) 3 SCC 563

also include technology-literate with the wherewithal to remain alive and alert to Court proceedings.

21. We are hence of the firm view that the appellants have failed to make out a case for condoning the delay of 460 days and 488 days, respectively, in filing W.A.Nos.396 and 1020 of 2025, respectively. There is no explanation, even remotely satisfactory, provided by the appellants to fulfill the sufficiency benchmark of 'sufficiency of cause' required for condonation of the delay.

22. I.A.No.1 of 2025 in W.A.No.1020 of 2025 and I.A.No.1 of 2025 in W.A.No.396 of 2025 are accordingly dismissed in terms of the above.

23. W.A.Nos.1020 and 396 of 2025 are accordingly rejected.

There shall be no order as to costs.

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

//TRUE COPY//

SECTION OFFICER

To,

1. Two CCs to ADVOCATE GENERAL, High Court for the State of Telangana. [OUT]
2. Two CCs to GP FOR HOME, High Court for the State of Telangana. [OUT]
3. Two CCs to GP FOR LAND ADMINISTRATION, High Court for the State of Telangana. [OUT]
4. Two CCs to GP FOR MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT, High Court for the State of Telangana. [OUT]
5. One CC to SRI SRINIVASA RAO PACHWA, Advocate [OPUC]
6. One CC to SRI SUDHAKARA RAO AMBATI, Advocate [OPUC]
7. One CC to SRI A. HANUMANTHA REDDY, Advocate [OPUC]
8. One CC to SRI M. PRANAV, Advocate [OPUC]
9. One CC to SRI G. MADHUSUDHAN REDDY, Advocate [OPUC]
10. One CC to SRI C. HANUMANTHA RAO, Advocate [OPUC]
11. One CC to SRI M. DHANANJAY REDDY, SC FOR HUDA [OPUC]
12. One CC to SRI V. VENUGOPALA RAO, SR. COUNSEL [OPUC]
13. Two CD Copies

BN.

Kpru

HIGH COURT

DATED:10/11/2025



COMMON ORDER

I.A. No.1 of 2025 IN/AND W.A. No.: 396 OF 2025 &
I.A. No.1 of 2025 IN/AND W.A. No.: 1020 OF 2025

DISMISSING BOTH THE WRIT APPEALS & IAs
WITHOUT COSTS

(19)

KPR
11/11/25