IN THE HIGH COURT FOR THE STATE OF TELANGANA
AT HYDERABAD
(Special Original Jurisdiction)

THURSDAY, THE THIRTIETH DAY OF APRIL
TWO THOUSAND AND TWENTY SIX

PRESENT

THE HONOURABLE SRI JUSTICE K. LAKSHMAN
AND
THE HONOURABLE JUSTICE B.R. MADHUSUDHAN RAO

WRIT PETITION NO: 15045 OF 2026

Between:

Peruka Srikanth, S/o P. Pentaiah aged about 45 years Occ: business R/o flat No 102, H.no. 24-44/5, S.Sai Madhu homes, shivapuri colony, vimala Devi Nagar Back side of Laxmi vilas bank, Malkajigiri Hyderabad.

...PETITIONER

AND

Punjab National bank Housing finance Limited, rep by its authorised signagtory Plot no. 6 & 7 3rd floor, Mamathanagar colony Beside canara bank, Nagole, Hyderabad.

...RESPONDENT

Petition under Article 226 of the Constitution of India praying that in the circumstances stated in the affidavit filed therewith, the High Court may be pleased to issue writ order or direction more particularly one in the nature of writ of mandamus declaring the action of the respondent in conducting the E auction on 30.4.2026 regarding the residential house plot bearing No. 9 in survey No. 534 extent 182 sq.yards with a plinth area of 3200 sft (ground floor + 1st floor) situated at Nehru nagar, Kapra under GHMC, Kapra circle and mandal, Medchal Malkajigiri district while pending dispute before the chairman Mandal Legal service committee at City civil court Secunderabad and also the respondent issued notice u/s 25 of the payment & settlement systems Act 2007 vide Ref No. PNBH/US/25/2709155 dated 27.9.2025 as arbitrary and illegal and in violation of the principles of natural justice consequently direct the respondent not to conduct any E auction on 30.4.2026 regarding the petitioner property till the disposal of the pending dispute with the Chairman Mandal Legal service committee City civil court at Secunderabad.

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 direct the respondents not to conduct E auction on 30.4.2026 regarding the residential house plot bearing No. 9 in survey No. 534 extent 182 sq.yards with a plinth area of 3200 sft (ground floor +1st floor) situated at Nehru nagar, Kapra under GHMC, Kapra circle and mandal, Medchal Malkajigiri district while pending dispute before the chairman Mandal Legal service committee at City civil court secunderabad pending disposal of the above writ petition.

Counsel for the Petitioner: SRI GUDI MADHUSUDHAN REDDY

Counsel for the Respondent: - - - -

The Court made the following: ORDER

HIGH COURT FOR THE STATE OF TELANGANA
AT HYDERABAD

HON'BLE SRI JUSTICE K. LAKSHMAN
AND
HON'BLE JUSTICE B.R. MADHUSUDHAN RAO

WRIT PETITION No.15045 OF 2026

Date: 30.04.2026

Between:

Peruka Srikanth.

.....Petitioner

AND

Punjab National Bank Housing Finance Limited.

.....Respondent

ORDER: *(Per Hon'ble Sri Justice K. Lakshman)*

This writ petition is filed seeking following relief:

> *"...to issue writ order or direction more particularly one in the nature of writ of mandamus declaring the action of the respondent in conducting the E-auction on 30.4.2026 regarding the residential house plot bearing No.9 in survey No.534 extent 182 sq. yards with a plinth area of 3200 sft (ground floor +1st floor situated at Nehru nagar, Kapra under GHMC Kapra circle and mandal, Medchal Malkajigiri district while pending dispute before the chairman Mandal Legal service committee at City civil court Secunderabad and also the respondent issued notice u/s 25 of the payment and settlement systems Act, 2007 vide Ref No.PNBH/US/25/2709155 dated 27.9.2025 as arbitrary and illegal and in violation of the principles of natural justice consequently direct the respondent not to conduct any E auction on 30.4.2026 regarding the petitioner property till the disposal of the pending dispute with the Chairman Mandal Legal service committee City civil court at Secunderabad and to pass..."*

2. Heard Mr.Gudi Madhusudhan Reddy, learned counsel for the petitioner.

3. During the course of hearing, it is brought to the notice of this Court that though the auction was scheduled today, i.e., 30.04.2026, at 11.00 AM, it was postponed to 3.00 PM. Even at 3.00 PM, no bidders participated in the auction. Therefore, it was further postponed.

4. Learned counsel for the petitioner, on instructions, would submit that the petitioner is ready and willing to pay an amount of Rs.1,56,42,000/- to the respondent-Bank as mentioned in the auction notice. He seeks four weeks' time to the petitioner to pay the said amount. According to him, the petitioner has already paid Rs.80,00,000/- to the respondent-Bank and in proof of the same, the petitioner has filed bank statement of the respondent-Bank.

5. In the light of the said submission, this writ petition is disposed of granting liberty to the petitioner to approach the respondent-Bank, informing his readiness and willingness to pay an amount of Rs.1,56,42,000/-, within a period of one (01) week from today. On receipt of the same, the respondent-Bank shall consider and take a

decision. On receipt of communication from the respondent-Bank accepting the said proposal or any other amount over and above the same, the petitioner shall pay the same within a period of two (02) weeks thereafter. If the respondent-Bank is not willing to accept the said proposal, it shall inform the same to the petitioner herein within 10 days thereafter.

6. Perusal of the bank statement filed by the petitioner would reveal that some of the cheques were dishonored. However, it is for the respondent-Bank to consider the said fact as well as the payment of Rs.80,00,000/- said to have already made by the petitioner. The respondent-Bank is at liberty to claim any amount other than the amount mentioned in auction notice. Till then, the respondent-Bank is directed not to proceed further, including conducting the auction of the subject property. However, it is made clear that if the petitioner fails to comply with the aforesaid directions, it is for the respondent-Bank to proceed further in accordance with law.

7. With the aforesaid observations, this Writ Petition is disposed of. No order as to costs.

Consequently, miscellaneous petitions, if any, pending in this appeal shall stand closed.

Sd/-B.REKHA RANI
ASSISTANT REGISTRAR

//TRUE COPY//

SECTION OFFICER

To,

1. The authorised signagtory, Punjab National bank Housing finance Limited, Plot no. 6 & 7 3rd floor, Mamathanagar colony Beside canara bank, Nagole, Hyderabad.
2. One CC to SRI GUDI MADHUSUDHAN REDDY, Advocate [OPUC]
3. Two CD Copies

BN/PMK

CC TODAY

HIGH COURT

DATED: 30/04/2026

ORDER

WP.No.15045 of 2026

DISPOSING OF THE WRIT PETITION
WITHOUT COSTS

5 SK.S.
1/5/26