

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

WEDNESDAY, THE SEVENTEENTH DAY OF JUNE
TWO THOUSAND AND TWENTY SIX

PRESENT

THE HON'BLE SRI JUSTICE NAMAVARAPU RAJESHWAR RAO

CIVIL REVISION PETITION NO: 4412 OF 2025

Petition under Article 227 of the Constitution of India aggrieved by the order dated 06-11-2025 passed in O.S.CFR No.3652 of 2025 on the file of the Court of the Principal District & Sessions Judge, Sangareddy.

Between:

1. Iqbal Ahmed, S/o Late Abdul Aziz, aged about 69 years, Occ- Milk Vendor, R/o H.No. 17-8-299, Nade Ali Baig Chowni, Yakutpura, Hyderabad- 500023 T.S.
2. Arifunnisa Begum, daughter of Fatima Bee aged about 55 years, Occ- homemaker, R/o Flat No. 1404, Saket Apartment, Summa B Block, Saket Road, Kapra VTC Secunderabad, 500062 T.S.
3. Akhil Ahmed, son of Fatima Bee, aged about 41 years, Occ- business, R/o Venkat Ram Reddy Nagar, Qutbullahpur, Rangareddy 500055 T.S.
4. Mohd Khaleel Ahmed, son of Fatima Bee, aged about 45 years, Occ- business, R/o Flat No. 302, SSV Residency, R.R Nagar, Old Bowenpally Ghousia Nagar Masjid Tirumaligiri, Bowenpally, Hyderabad T.S 500011.
5. Rafia Sultana, D/o of Fatima Bee, aged about 53 years, Occ- homemaker, Rio 28/96, Gandhinagar, Qutbullapur Rangareddy, T.S.
6. Mohd. Asma Begum, D/o Fatima Bee, aged about 52 years, Occ- homemaker, R/o H.No. 12-2-838/97, near Milon Talkies, Asifnagar 500028, Hyderabad T.S.
7. Ayesha Siddiqua, D/o Fatima Bee, aged about 39 years, Occ- homemaker, R/o H.No. 2-7-123, Berers Line, Sikh Village Tirumalgiri, Hyderabad- 500009 T.S.
8. Shaik Nazir, S/o Mahboob Bee, aged about 60 years, Occ- business, R/o H.No. 5-3/3, Digwal Village, Kohir Mandal, Digwal, Sangareddy- 502321, T.S.
9. Shaik Shafiuddin, S/o Mahboob Bee, aged about 59 years, Occ- business, R/o H.No.1-38-1525, Digwal Village, Kohir Mandal, Digwal, Sangareddy- 502321, T.S.
10. Shaik Fasiuddin, son of Mahboob Bee, aged about 49 years, Occ- business, R/o H.No.3-77/1, Digwal Village, Kohir Mandal, Digwal, Sangareddy- 502321, T.S.
11. Kota Banu Bi, D/o Mahboob Bee, aged about 77 years, Occ- homemaker, R/o H.No.3-77/A, Digwal Village, Kohir Mandal, Digwal, Sangareddy- 502321, T.S.

12. Waheeda Begum, D/o Mahboob Bee, aged about 36 years, Occ-homemaker, R/o H.No.9-98/2, Tigawadi, Kohir Mandal, Sangareddy- 502210, T.S
13. Shakeera Bee, D/o Mahboob Bee, aged about 50 years, Occ- homemaker, R/o H.No. 1-38-556, Indirraamma Nagar, Rasoolpura, Secunderabad-500003 T.S.
14. Zaheeda Bee, W/o Shabber Ahmed, aged about 50, Occ- homemaker, R/o Digwal Village, Zaheerabad Taluka Medak District T.S.
15. Abeda Bee, W/o Zamee, aged about 50 years, Occ- homemaker, R/o Cheelapalli Village, Jharasangam Mandal, Medak District T.S.
16. Zakiya Bee, W/o Aleemuddin, aged about 45 Years Occ- homemaker, R/o Hyderabad C/o Iqbal Ahmed (Brother Petitioner No.1 H.No.17-8-299 Nade A.4 Baig Chwari Yakutpura, Hyderabad.
17. Sabera Bee, W/o Mohmood Yousuf Ali, aged about 45 years, Occ-homemaker R/o Suraram Village, Sadashivpet Taluka, Medak District T.S.
18. Jameela Bee, W/o Khade Miya, aged about 45 years, Occ- homemaker R/o Digwal Village, Zaheerabad Taluka, Medak District T.S
19. Mohammed Muzzamil Ahmed, son of Mahboob Bee, aged about 59 years, resident of H.No.7-167/6, Plot No.12, Ghorinagar near masjid Bowenpally Thirumalagiri, Bowenpally District Hyderabad -500011,T.S

...Petitioners/Plaintiffs No.1 to 19

AND

1. Azeemuddin, S/o Ameenuddin, aged about not known Occ- Govt. Servant, R/o Kavali Village, Medak District.
2. Ruksana Begum, D/o Mastan Bee aged about not known, Years, Occ-Household R/o- Rahmath Nagar, Yousuf Guda, Hyderabad.
3. Farzana Begum, D/o Mastan Bee aged about not known Occ- Household, R/o- Rahmath Nagar, Yousuf Guda, Hyderabad.
4. Mohammed Waseem Ahmed, S/o Mastan Bee aged about not known, Occ-Household R/o- Rahmath Nagar, Yousuf Guda, Hyderabad.
5. Smt. Tahseen Sultana, W/o Md. Hisamuddin, aged about not known, Occ-Household, R/o Kavali Village, Koheer Mandal, Zaheerabad.
6. Smt. Tahniyat Sultana, W/o- Md. Sadath Shareef, aged about not known, Occ- Household, R/o Kavali Village, Koheer Mandal, Zaheerabad
7. Smt. Taufeeq Sultana, W/o- Mohammed Maqsood, aged about not known, Occ- Household, R/o Kavali Village, Koheer Mandal, Zaheerabad
8. Haji Bee, D/o- Azeem Bee, aged about not known, Occ- Household, R/o- H No. 22-5-529/A, Panjasha, Hyderabad.
9. Hameeda Begum, D/o- Azeem Bee, aged about not known, Occ- Household, R/o- H No. 22-5-529/A, Panjasha, Hyderabad.
10. Shamshu Bee, D/o- Azeem Bee, aged about not known, Occ-Household, R/o- H No. 22-5-529/A, Panjasha, Hyderabad.
11. Syed Haneef Begum Jani, D/o- Fatima Bee, aged about not known, Occ-Household, R/o- H No. 22-5-529/A, Panjasha, Hyderabad.
12. Sri SyedHabeebuddin, S/o Sri Syed Sadat, aged about not known, Occ- Private Employee, R/o- H No. 8-3-228/47, Rahmath Nagar, Hyderabad.
13. Sri Fasiuddin, S/o Sri Ameenuddin, aged about not known, Occ- Agriculturist, R/o-Kavali Village, Kohir Mandal, Medak District.
14. Sri M.A. Rasheed, S/o Isamuddin, aged about not known, Occ- Employee. R/o- Kavali Village, Kohir Mandal, Medak District.

15. Syed Khaja Moinuddin, S/o Sri Syed Sadat Ali, aged about not known, Occ- Agriculturist, R/o-H No. 22-5-529/A, Panjesha, Hyderabad.
16. Sri Hameeduddin, S/o Ameenuddin, aged about not known, Occ- Employee, R/o- Kaveli Village, Kohir Mandal, Medak District.
17. Sri V.Narsimha Rao, S/o- Musalaiah, aged about not known, Occ- Agriculturist, R/o-Marpally Village and Mandal, Ranga Reddy District.
18. Sri. Mohammed Ismail, S/o- Mohammed Quthbuddin, aged about not known, Agriculturist, R/o-Kaveli Village, Kohir Mandal, Medak District.
19. Sri. Mohammed Mohiuddin, S/o- Mohammed Sharfuddin, Age- Unknown, occupation Agriculturist, R/o-Machireddypally Village, Kohir Mandal, Medak District.
20. Sri. N. Rama Rao, S/o Koteswar Rao, Aged about 54 years, Occ- Business, R/o Chittoorpu Village Gantasaia Mandal, Krishna District, Andhra Pradesh.
21. Sri.N.Ramesh Babu, s/o Nageswar Rao, aged about 43 years, Occ-business, R/o-H.No.11-279, Sanjay Gandhi Nagar, Qutbullapur Municipality, Hyderabad 500055.
22. N. Venkat Rao, S/o Nageswar Rao, Aged about 58 years, Occ- Business R/o H. No. 32-128, Shapur Nagar, Qutbullapur, Hyderabad- 500055
23. Majid Ali Khan, S/o Babu Khan, aged about 39 years, Occupation- Business, R/o. H.No.9-4-138/4, Khans Villa, Grammar Colony, Tolichowki. Hyderabad, T.S. Passport No.55066960, Presently residing at- Flat No. 403. 79 Radcliffe DR, Halifax, B3M 4P1, Nova Scotia, CANADA.
24. Babu Khan, S/o late. Rahmath Ali Khan, aged about 72 years, Occupation- Retd. Govt. Employee, R/o. H.No.9-4-138/4, Khans Villa, Grammar Colony, Tolichowki, Hyderabad, T.S.
25. Mohammed Basheer, S/o Mohammed Babu Miya, Aged about 52 years, Occ-Business, R/o H. no. 8-3-169/26/2, Ganga nagar, Yousufguda, Hyderabad.
26. M/S RAICHANDANI CONSTRUCTIONS PRIVATE LIMITED, holding PAN Card a Company duly registered under the Companies Act, 1956, duly registered with the Registrar Of Companies, with its Registered Office at Premises No.2-2-151/1/7, Ground Floor, Pan Bazar, Secunderabad. Represented by its Director.
27. M/s Singularity Strategic Properties LLP, Registered under the Limited Liability Partnership Act, 2008 Having its office at- Villa No. 13, Aditya Casa Grande, Gandipet Mandal, Narsingi Village, Hyderabad- 509102.

...Respondents/Defendants No.1 to 27

Counsel for the Petitioners: Sri Syed Hassan Bin Taher

Counsel for the Respondents: None Appeared

The Court made the following: ORDER

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

THE HON'BLE SRI JUSTICE NAMAVARAPU RAJESHWAR RAO

Dated this the 17th day of June, 2026

CRP No.4412 of 2025

Between:

Iqbal Ahmed and others.

..Petitioners/Plaintiffs No.1 to 19

AND

Azeemuddin and others.

.. Respondents/Defendants No.1 to 27

ORDER:

The present Civil Revision Petition has been filed against the docket order dated 06.11.2025 passed by the Prl. District Judge, Sangareddy, in O.S. CFR No.3652 of 2025.

2. Heard Sri Syed Hassan Bin Taher, learned counsel for the petitioners.

3. Learned counsel for the petitioners submits that the petitioners instituted a partition suit in O.S. No 255 of 1988, which was dismissed by the trial court. Aggrieved thereby, they preferred A.S.No. 39 of 1994. The appellate court allowed the appeal and remanded the matter to the trial court for fresh

consideration. Upon remand and after conducting a fresh enquiry, the trial court once again dismissed the suit. Aggrieved by the same, the petitioners filed A.S. No.8 of 2018 on the file of the Sr. Civil Judge at Zaheerabad, and the same is pending.

4. Learned counsel for the petitioners further submits that during the pendency of A.S.No.8 of 2018, the petitioners instituted the present suit in O.S. CFR No. 3652 of 2025 seeking the relief of perpetual injunction restraining the respondents/defendants, their agents, servants, next friend or any person acting through or under them from transferring/alienating and/or encumbering/creating third party interest in respect of the suit schedule property. However, the plaint was returned by the trial Court raising an objection as to how the suit was maintainable during the pendency of A.S.No. 8 of 2018. Thereafter, the petitioners re-presented the plaint explaining the maintainability of the suit and requested that the matter be placed before the Bench for appropriate orders.

5. The learned trial judge, while rejecting the plaint observed as follows:

“... The suit filed by the plaintiffs herein is for partition, the suit was dismissed and appeal is pending, during the pendency of the appeal, filed this suit for permanent injunction for the same properties.

It is required to mention here that the relief sought by way of permanent injunction is “to restrain the respondents, their agents, servants etc., from transferring and alienating the suit schedule property to 3rd parties”, which can be sought in the pending A.S., the said relief itself is not the main relief.

Thus, the plaint does not state facts, if it proved, would give the plaintiffs the right to sale. There is no cause of action to file the suit. Hence, the plaint is rejected.”

6. A perusal of the docket order dated 06.11.2025 reveals that the petitioners had earlier instituted a suit for partition against the respondents in respect of the suit property. The said suit was dismissed, and the petitioners/plaintiffs thereafter preferred an appeal challenging the dismissal. While the appeal concerning the suit property was pending, and without pursuing the matter to its logical conclusion therein, the plaintiffs, fully aware of the pendency of the appeal and the issues involved, instituted another suit against the same respondents seeking to restrain them from alienating the suit property. If that be so, the petitioners were at liberty to seek

appropriate relief by filing an application in the pending first appeal itself. There was no necessity to institute a separate suit in respect of the very same property against the same respondents. The filing of the subsequent suit appears to be an attempt to prolong the litigation and keep the dispute alive without obtaining any substantive order against the respondents. No fresh cause of action has been shown to justify the institution of a second suit concerning the same property. In such circumstances, the observations made by the trial Court do not warrant any interference by this Court. Accordingly, the Civil Revision Petition is devoid of merit and is liable to be dismissed

7. Accordingly, the Civil Revision Petition is dismissed by confirming the docket order dated 06.11.2025 passed by the Prl. District Judge, Sangareddy, in O.S. CFR No.3652 of 2025. There shall be no order as to costs.

As a sequel, miscellaneous applications pending, if any, shall stand closed.

SD/- P.C. SULEKHA DEVI
ASSISTANT REGISTRAR

//TRUE COPY//



SECTION OFFICER

To,

1. The Principal District & Sessions Judge, Sangareddy.
 2. One CC to Sri Syed Hassan Bin Taher, Advocate [OPUC]
 3. Two CD Copies
- KAM/Sa

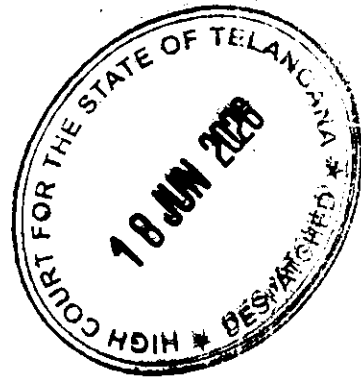


HIGH COURT

DATED: 17/06/2026

ORDER

CRP.No.4412 of 2025



DISMISSING THE CRP

5 SR.
17/6/26