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

WEDNESDAY, THE EIGHTEENTH DAY OF NOVEMBER
TWO THOUSAND AND TWENTY SIX

PRESENT

THE HONOURABLE SRI JUSTICE K. SARATH

WRIT PETITION NO: 38123 OF 2026

Between:

M/s.Premium Lifestyle & Fashion India Pvt. Ltd, Office at 5-9-1115/A, Kanchanjunga Complex, Gunfoundry, Hyderabad - 500 001, Rep. by its Authorised Signatory Sri Sutinder Singh, S/o.Late Huzur Singh, aged 65 years.

...PETITIONER

AND

1. State of Telangana, Rep. by its Principal Secretary, Revenue (LA) Department, Secretariat, Hyderabad.
2. State of Telangana, Rep by its Principal Secretary Municipal Administration and Urban Development Department, Secretariat, Hyderabad
3. The District Collector, Hyderabad District Ladkikapool, Hyderabad
4. The Additional Collector, (Revenue), C/o.District Collectors Office, Lakidikapul, Hyderabad.
5. Special Deputy Collector LA (General), LAO, C/o.District Collectors Office, Lakidikapul, Hyderabad.
6. Union of India, Represented by Secretary Defence Department, New Delhi.
7. The Secunderabad Cantonment Board, Represented by its Chief Executive Officer, City Civil Court Complex, Secunderabad.
8. Hyderabad Metropolitan Development Authority (HMDA), Ameerpet, Hyderabad, Represented by Metropolitan Commissioner.
9. Shankeraiah Toviti, S/o.Late Mukundam Toviti, Aged about 77 years, Occ. Business, R/o.Flat No. 6-1-98, Ashok Nagar, Karimnagar - 505 001.
10. Smt.Sarojana Toviti, D/o.Late Veeraiah Ganneruvaram, Aged about 71 years, Occ. Business, R/o.Flat No. 6-1-98, Ashok Nagar, Karimnagar - 505 001.

...RESPONDENTS

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 a Writ of Mandamus or any other appropriate Writ, Order or direction, declaring the action of the Respondents Nos. 3, 5 and 8 a) in seeking to dispossess the Petitioner-Company from the commercial premises bearing No. 5-R1-090 on Plot No. 69 in Sy.No.30 of Tirumalgiri village, Secunderabad without considering his independent rights as a Tenant and person interested under Section 3(x) of the 2013 Act, as illegal, arbitrary and contrary to law, and b) Declare that the Consent Award / consent arrangement entered into between the Respondent No. 5, 9 and 10 shall not, by itself, extinguish the Petitioners Company's right independent Tenancy rights and statutory claims, and c) direct the Respondents 3 and 5 to recognise and consider the Petitioner-Company as a person interested under Section 3(x) of the 2013 Act and independently determine their entitlement to compensation and other admissible benefits as clearly mentioned in the Claim Petition dated 02-11-2026 filed by the Petitioner-Company before Respondent No.5, and e) Direct the respondents not to dispossess the Petitioner-Company from the Tenanted premises, otherwise than in accordance with law and without complying with the applicable statutory requirements under Section 38 of the 2013 Act

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 writ petition, the High Court may be pleased to Direct the Respondent Nos.3, 5 and 8 not to forcibly dispossess the Petitioner-Company from premises bearing No.5-R1-090, on Plot No.69 in Sy.No.30 of Tirumalgiri Village, Hyderabad or demolish the Premises, pending disposal of the above Writ Petition.

Counsel for the Petitioner: SRI SRINIVAS POLAVARAPU

Counsel for the Respondent Nos.1 to 5: ASST. GP FOR LAND ACQUISITION / THE ADVOCATE GENERAL

Counsel for the Respondent No.6: SMT. P.N.V. MAHALAKSHMI, SC FOR CENTRAL GOVT.

Counsel for the Respondent No.7: SRI K.R. KOTESWERA RAO, SC FOR SECUNDERABAD CANTONMENT BOARD

Counsel for the Respondent No.8: SRI V. NARASIMHA GOUD, SC FOR HMDA

Counsel for the Respondent Nos.9 & 10: - - - -

The Court made the following: ORDER

IN THE HIGH COURT FOR THE STATE OF TELANGANA AT HYDERABAD

THE HON'BLE SRI JUSTICE K.SARATH

WRIT PETITION No.38123 of 2026

(CNR No. HBHC010786252026)

DATE: 18.11.2026

Between:

M/s. Premium Lifestyle & Fashion India Pvt. Ltd.

...Petitioner

AND

State of Telangana, Rep. by its Principal Secretary, Revenue (LA) Department and others.

...Respondents

ORDER:

Heard Sri Srinivas Polavarapu, learned counsel for the petitioner, learned Assistant Government Pleader representing the learned Advocate General appearing for the respondent Nos.1 to 5, Smt. P.N.V. Mahalakshmi, learned Central Government Standing Counsel appearing for the respondent No.6, Sri K.R. Koteswera Rao, learned Standing Counsel appearing for the respondent No.7, Sri V. Narasimha Goud, learned Standing Counsel appearing for the respondent No.8 and perused the material on record.

2. Learned counsel for the petitioner submits that this Writ Petition has been filed questioning the action of the respondents in seeking to dispossess the petitioner-Company from the commercial premises bearing No.5-R1-090 on Plot No.69 in Sy.No.30 of Tirumalagiri Village, Secunderabad, without considering the petitioner's independent rights as a tenant and person interested under Section 3(x) of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 (for brevity, "the Act, 2013") and further questioning the Consent Award/Consent Arrangement entered into between the respondent Nos.5, 9 and 10, as illegal and arbitrary.

3. Learned counsel for the petitioner further submits that, subsequent to the filing of the present Writ Petition, the petitioner filed an undertaking memo before this Court *vide* WP.USR.No.146440 of 2026, stating that the petitioner-Company undertakes to vacate the subject premises on or before 16.03.2027. In view of the same, learned counsel requested this Court to direct the respondent No.5 – Land Acquisition Officer to consider and dispose of the Claim

Petition filed by the petitioner on 02.11.2026 in a time-bound manner by giving notice and an opportunity of hearing to the petitioner.

4. On the other hand, the learned Assistant Government Pleader representing the learned Advocate General submits that the respondent No.5 – Land Acquisition Officer will consider and dispose of the Claim Petition filed by the petitioner dated 02.11.2026 in accordance with law and the petitioner has to vacate the premises immediately. In view of the same, learned Assistant Government Pleader requested this Court to pass appropriate orders.

5. In view of the submissions made by both sides and taking into account of the undertaking memo filed by the petitioner before this Court, this Writ Petition is disposed of by permitting the petitioner to vacate the premises on or before 16.02.2027. Till then, the respondents are directed not to interfere with the possession of the petitioner's property and the respondent No.5 is further directed to dispose of the Claim Petition filed by the petitioner dated 02.11.2026 in accordance with law, within a period of four (4)

weeks from the date of receipt of a copy of this order and communicate the same to the petitioner.

6. Miscellaneous petitions. if any, pending in this Writ Petition shall stand closed. There shall be no order as to costs.

SD/- L. VIJAYA LAXMI
DEPUTY REGISTRAR

//TRUE COPY//

SECTION OFFICER

To,

1. The Principal Secretary, Revenue (LA) Department, State of Telangana, Secretariat, Hyderabad.
2. The Principal Secretary Municipal Administration and Urban Development Department, State of Telangana, Secretariat, Hyderabad
3. The District Collector, Hyderabad District Ladkikapool, Hyderabad
4. The Additional Collector, (Revenue), C/o.District Collectors Office, Lakidikapul, Hyderabad.
5. Special Deputy Collector LA (General), LAO, C/o.District Collectors Office, Lakidikapul, Hyderabad.
6. Union of India, Represented by Secretary Defence Department, New Delhi.
7. The Secunderabad Cantonment Board, Represented by its Chief Executive Oficer, City Civil Court Complex, Secunderabad.
8. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority (HMDA), Ameerpet, Hyderabad.
9. One CC to SRI SRINIVAS POLAVARAPU, Advocate [OPUC]
10. One CC to SMT. P.N.V. MAHALAKSHMI, SC FOR CENTRAL GOVT. [OPUC]
11. One CC to SRI K.R. KOTESWERA RAO, SC FOR SECUNDERABAD CANTONMENT BOARD [OPUC]
12. One CC to SRI V. NARASIMHA GOUD, SC FOR HMDA [OPUC]
13. Two CCs to THE ADVOCATE GENERAL, High Court for the State of Telangana, at Hyderabad [OUT]
14. Two CCs to GP FOR LAND ACQUISITION, High Court for the State of Telangana, at Hyderabad [OUT]
15. Two CD Copies

BN

HIGH COURT

DATED: 18/11/2026

ORDER

WP.No.38123 of 2026



DISPOSING OF THE WRIT PETITION WITHOUT COSTS

19 OBS 25-11-26.