ucture Pvt. Ltd
Case Name & Reference
Mahnoor Fatima Imran & Ors. v. M/s Visweswara Infrastructure Pvt. Ltd & Ors.
Civil Appeal No. …..... of 2025 (@Special Leave Petition (C) No.1866 of 2024)
Key Dispute
Possession & Title of 53 acres
Land Location: Raidurg Panmaktha, Serilingampalle Mandal, Ranga Reddy District
Writ Petitioners' Claim Basis: Registered Title Deeds
Vendor: M/s Bhavana Co-operative Housing Society Ltd. (Bhavana Society)
Andhra Pradesh Land Reforms (Ceiling on Agricultural Holdings) Act, 1973 (
99.07 acres declared surplus & vested in State (April 11,
Bhavana Society's Claim Basis: Unregistered Agreement of Sale (March 19, 1982)
Underlying Complexity: Land's Chequered Career
Writ Petitioners' Prayer: Restrain TSIICL from entry/demolition without notice
Urban Land (Ceiling and Regulation) Act, 1976 (Land Ceiling Act)
470.33 acres allotted to HUDA
424.13 acres allotted to APIIC (now TSIIC)
Vesting & allotment attained finality
High Court Proceedings
Learned Single Judge
Considered 525.31 acres of original owners' land
1982 Agreement of Sale
NOCs by ULC authorities cancelled (no further proceedings against cancellation)
Found no evidence of valid title for writ petitioners
Bhavana Society's Suit for Specific Performance (O.S. No. 248 of 1991)
Noted suspicious surfacing of another 1982 agreement
Emphasized fraud perpetrated by petitioners (relying on S.P. Chengalvaraya Naidu)
Land claimed already vested in Government under Land Reforms Act (pre-1982 agreement)
Alleged redelivery of possession (GPA of original declarants) only in 1990
Dismissed writ petition: No valid title/proven possession
Division Bench
Reversed Single Judge's judgment
Found Single Judge erred in looking into title (prayer only against illegal dispossession based on possession)
Relied on interim orders (W.P. No. 29547 of 2011 & 4466 of 2012) for possession
Concluded TSIIC's actions violated interim orders
Applied principle: Person in possession cannot be dispossessed except by law
Restrained respondents (TSIIC) from dispossessing/demolishing without legal recourse
Supreme Court Holding
Restored judgment of Learned Single Judge
Disposed of appeals
Key Holdings & Reasoning
Necessity of Registered Deed for Title (reiterated Suraj Lamp & Industries)
Immovable property conveyed by registered deed only
GPA sales/SA/GPA/will transfers do not convey title (ex
Ends 'pernicious practice'
Invalidity of Unregistered 1982 Agreement
Not registered until SC judgment date
Cannot be recognized as valid mode/instrument of transf
Fraudulent Validation
2006 'validation' smacks of fraud
Two versions of 1982 agreement differed materially (lan
No Valid Title from Subsequent Registration (unregistered original cannot result in title via subsequent registration)
Suspect Title of Writ Petitioners' Vendor (Bhavana Society)
Lack of Proven Possession
Actual & physical possession must be proven, not inferr
Writ petitioners did not establish actual & physical posse
Vesting in State Finality
Vesting/allotment of 424.13 acres to APIIC/TSIIC attain
99.07 acres under Land Reforms Act ideally remains in S
Denial of Extraordinary Power (Article 226): Prima facie findings for denial
Conflicting Claims & Guile: Original declarants/petitioners employed guile to defeat statutory vesting