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

THURSDAY, THE TWENTY SIXTH DAY OF DECEMBER
TWO THOUSAND AND TWENTY FOUR

**PRESENT**

**THE HON'BLE SRI JUSTICE C.V. BHASKAR REDDY**

**WRIT PETITION NO: 36344 OF 2024**

**Between:**

1. Smt. Chintala Suguna, W/o. Chintala Vishnu Mohan Reddy, Aged about 69 years Occ.Housewife, R/o. H.No.8-2-293/82/JIII/159, Road No.76/73 Near Bharatiya Vidya Bhavan, Jubilee Hills Hyderabad - 500033.
2. Chintala Vishnu Mohan Reddy, S/o. late Sri Chintala Raghava Reddy, Aged about 73 years, Occ. Advocate, R/o. H.No.8-2-293/82/JIII/159, Road No.76/73 Near Bharatiya Vidya Bhavan, Jubilee Hills Hyderabad - 500033.
3. Chintala Sumon, S/o. Chintala Vishnu Mohan Reddy, Aged about 44 years, Occ. Advocate, R/o. H.No.8-2-293/82/JIII/159, Road No.76/73 Near Bharatiya Vidya Bhavan, Jubilee Hills Hyderabad - 500033.

**...PETITIONERS**

**AND**

1. The State of Telangana, Rep. by its Principal Secretary Revenue Department Dr. B.R.Ambedkar Telangana State Secretariat, Hyderabad.
2. The District Collector, Vikarabad District.
3. The Additional Collector, Vikarabad District..
4. The Revenue Divisional Officer, Vikarabad Division, Vikarabad District.
5. The Tahsildar, Pudur Mandal, Vikarabad District.

**...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, Order or Direction, more particularly one in the nature of Writ of Mandamus, declaring the inaction of the respondents in mutating the names of the petitioners in the Revenue Records and Dharani Portal with respect

to Ac.6-00 Gts., A.6-09 Gts. and Ac.l-01 Gts. respectively, totaling Ac.13-10 Guntas of agricultural land, situated in various sub-divisions of Sy.No.145, of Somangurthy Village, Pudur Mandal, Vikarabad District, despite submitting online applications viz., 1) Dharani Application Reference No.2400023651 dated 08.11.2024, with Transaction No.318276000001448 in respect of 2nd Petitioner, 2) Dharani Application Reference No.2400023659 dated 06.11.2024, with Transaction No.313234000014169 in respect of 1st Petitioner, 3) Dharani Application Reference No.2400023660 dated 06.11.2024, with Transaction No.313234000014170 in respect of 1st Petitioner, 4) Dharani Application Reference No.2400023662 dated 06.11.2024, with Transaction No.313234000014171 in respect of 1st Petitioner, and 5) Dharani Application Reference No.2400023656 dated 09.11.2024, with Transaction No.313014000010787 in respect of 3rd Petitioner and not issuing E pattadar passbook to the petitioners in respect of their respective extents of the said land, as arbitrary, illegal, violative of provisions of the Telangana Rights in Land and Pattadar Passbooks Act, 2020 and the Rules made thereunder, apart from being violative of Articles 14, 21 and 300A of the Constitution of India and consequently direct the respondents to mutate the names of the petitioners in the Record of Rights and Dharani Portal in respect of Ac.6-00 Gts., A.6-09 Gts. and Ac.1-01 Gts. respectively, totaling Ac.13-10 Guntas of agricultural land, situated in various sub-divisions of Sy.No.145, of Somangurthy Village, Pudur Man-dal, Vikarabad District and issue E Pattadar Passbook to the Petitioners in respect of their respective extents of land.

**IA NO: 1 OF 2024**

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 2nd respondent to mutate the names of the Petitioners in the Record of Rights and Dharani Portal with respect to Ac.6-00 Gts., A.6-09 Gts. and Ac.1-01 Gts. respectively, totaling Ac.13-10 Guntas of agricultural land, situated in various sub-divisions of Sy.No.145, of Somangurthy Village, Pudur Mandal, Vikarabad District and issue E Pattadar Pass-book to the petitioners in respect of their respective extents of land pursuant to the online applications viz.. 1) Dharani Application Reference No.2400023651 dated 08.11.2024, with Transaction No.318276000001448 in respect of 2nd Petitioner; 2) Dharani Application Reference No.2400023659 dated 06.11.2024. with Transaction No.313234000014169 in respect of 1st Petitioner; 3) Dharani Application Reference No.2400023660 dated 06.11.2024, with Transaction No.313234000014170 in respect of 1st Petitioner: 4) Dharani Application Reference No.2400023662 dated 06.11.2024. with Transaction No.313234000014171 in respect of 1st Petitioner: and 5) Dharani Application Reference No.2400023656 dated 09.11.2024, with Transaction No.313014000010787 in respect of 3rd Petitioner, pending disposal of the above Writ Petition.

**Counsel for the Petitioners: M/s. INDUS LAW FIRM**

**Counsel for the Respondents: SRI L. RAVINDER, AGP FOR REVENUE**

**The Court made the following: ORDER**

**HON'BLE SRI JUSTICE C.V. BHASKAR REDDY**

**WRIT PETITION No.36344 of 2024**

**ORDER**:

It is stated that the petitioners are the owners and possessors of various extents of agriculture lands forming part of Sy.No.145 and its sub-divisions, situated at Somangurthy Village, Pudur Mandal, Vikarabad District, having purchased the same through registered sale deed No.1805 of 2018, dated 28.04.2018. It is further stated that the names of the petitioners' vendors were mutated in the revenue records and pattadar passbooks were issued in their favour as per the provisions of the Telangana Rights in Land and Pattadar Passbooks Act, 1971 and the Rules made thereunder. It is further stated that after purchasing the said property, the petitioners have made different online Dharani applications seeking mutation of their names in the revenue records and consequential issuance of e-pattadar passbooks under the provisions of the Telagana Rights in Land and Pattadar Passbooks Act, 2020 (for short "the ROR Act, 2020"). The grievance of the petitioners is that even after receiving the said application, the respondent authorities are not considering the same and therefore, they are unable to receive various

incentives and investment subsidies sanctioned by the Government for cultivation of the subject land.

2. Considered the submissions made by the learned counsel for the parties and with their consent, this writ petition is disposed of at the admission stage.

3. Sri L.Ravinder, learned Assistant Government Pleader for Revenue appearing for respondents, has not disputed about the submission of the dharani applications and it is stated that if the applications submitted by the petitioners fulfil all the requirements, the respondent authorities will consider the same.

4. In view of the above submissions, this Court, without going into merits of the case, deems it appropriate to dispose of the writ petition directing the respondent authorities to examine online applications *vide* Nos.2400023651, dated 08.11.2024; 2400023659, dated 06.11.2024; 2400023660, dated 06.11.2024; 2400023662, dated 06.11.2024 and 2400023656, dated 09.11.2024 submitted by the petitioners duly taking into consideration of the documents enclosed to the applications and also the issuance of pattadar passbooks to the vendors of the

petitioners and if the petitioners are otherwise satisfied with all the requirements of the circular instructions issued by CCLA *vide* circular No.1 of 2021, dated 15.01.2021 and Circular No.1 of 2024, dated 28.02.2024, consider the same and if the petitioners are otherwise not entitled for issuance of e-pattadar pass books under the provisions of the ROR Act, 2020, shall pass a reasoned order strictly in accordance with law and communicate the same to the petitioners within a period of eight (8) weeks from the date of receipt of a copy of this order.

5. With the above observations, this Writ Petition is disposed of. There shall be no order as to costs.

6. As a sequel thereto, miscellaneous petitions, if any, pending shall stand closed.

**SD/-P. PADMANABHA REDDY**
**ASSISTANT REGISTRAR**

**//TRUE COPY//**

**SECTION OFFICER**

**To,**

1. The Principal Secretary Revenue Department, State of Telangana, Dr. B.R.Ambedkar Telangana State Secretariat, Hyderabad.
2. The District Collector, Vikarabad District.
3. The Additional Collector, Vikarabad District.
4. The Revenue Divisional Officer, Vikarabad Division, Vikarabad District.
5. The Tahsildar, Pudur Mandal, Vikarabad District.
6. One CC to M/s. INDUS LAW FIRM, Advocates [OPUC]
7. Two CCs to SRI L. RAVINDER, GP for Revenue, High Court for the State of Telangana at Hyderabad. [OUT]
8. Two CD Copies

MP
BS

HIGH COURT

DATED:26/12/2024




ORDER

WP.No.36344 of 2024

DISPOSING OF THE WRIT PETITION
WITHOUT COSTS

(10)
kcp
27/1/25