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

FRIDAY, THE FIFTH DAY OF DECEMBER
TWO THOUSAND AND TWENTY FIVE

PRESENT

THE HONOURABLE SRI JUSTICE E.V. VENUGOPAL

WRIT PETITION NO: 30767 OF 2025

Between:

Srikanth Settipally, S/o. S.Nageshwar Rao, aged about 46 years, Occ ; Employee, R/o. Plot No. 155, Sree Nilayam, X cross street, CLRI Nagar, Neelangarai, Chennai - 41 and presently residing at 42, Pickard Close, South Gate, London rep. by his GPA holder G.V.H Prasad S/o.G.Nageshwar Rao, aged about 62 years, Occ ; Business, R/o. B-98, Madhura Nagar, Near Indore Stadium, Hyderabad - 500 038.

.....PETITIONER

AND

1. The State of Telangana, Rep. by its Principal Secretary, Revenue Department, Secretariat, Hyderabad.
2. The Revenue Divisional Officer, Chevella Mandal, Ranga Reddy District.
3. The Tahasildar, Serilingampally Mandal, Ranga Reddy District.
4. The Revenue Inspector, Serilingarnpally Mandal Ranga Reddy 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 action of the respondents in not taking action on my application dated 22.07.2025 for correction of entries in the revenue records pertaining to the land to an extent of Ac.3.18 guntas situated in survey no. .145 of Gopanpally Village, Serilingampally Mandal, Ranga Reddy District as illegal, arbitrary and consequently direct the respondents to take action on petitioner's application dated 22.07.2025 in respect of the land to an extent of Ac.3.18 guntas situated in survey no. 145 of Gopanpally Village, Serilingampally Mandal, Ranga Reddy District and enter the name of the petitioner in the revenue records.

I.A.NO:1 OF 2025

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 to take action on petitioners application dated 22.07.2025 in respect of the land to an extent of Ac.3.18 guntas situated in survey no. 145 of Gopanpally Village, Serilingampally Mandal, Ranga Reddy District and enter the name of the petitioner in the revenue records pending disposal of the above writ petition.

Counsel for the Petitioner : SRI S.SRIDHAR

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

The Court made the following ORDER

IN THE HIGH COURT FOR THE STATE OF TELANGANA AT HYDERABAD

THE HON'BLE SRI JUSTICE E.V.VENUGOPAL

WRIT PETITION No.30767 of 2025

DATE OF ORDER: 05.12.2025

Between:

Srikantha Settipally

...Petitioner

AND

The State of Telangana,
rep. by its Principal Secretary,
Revenue Department,
Secretariat Buildings, Hyderabad,T.S and others

...Respondents

ORDER :

This Writ Petition, under Article 226 of the Constitution of India, is filed seeking the following relief:

> *"....pleased to issue a Writ, Order or direction more particularly one in the nature of Writ of Mandamus declaring the action of the respondents in not taking action on my application dated 22.07.2025 for correction of entries in the revenue records pertaining to the land to an extent of Acs.3.18 guntas, situated in survey No.145 of Gopanpally Village, Serilingampally Mandal, Ranga Reddy District as illegal, arbitrary and consequently direct the respondents to take action on petitioners*

application dated 22.07.2025 in respect of the land to an extent of Ac.3.18 guntas situated in survey No.145 of Gopanpally Village, Serilingampally Mandal, Ranga Reddy District and enter the name of the petitioner in the revenue records...."

2. Heard Sri S.Sridhar, learned counsel appearing for the petitioner and Sri L.Ravinder, learned Assistant Government Pleader for Revenue, for respondent Nos.1 to 4 and perused the record.

3. Learned counsel appearing for the petitioner would submit that originally one Mr.Ram Prasad was the absolute owner and possessor of the agricultural land to an extent of Acs.6.39 guntas in Sy.No.145, situated at Gopanpally Village of Serlingampally Mandal. Likewise the name of one Mr.Gadda Pochiga also reflected in the Khasara Pahani of the year 1954-55 as protected tenant in the above said land to an extent of Acs.3.18 guntas. After the death of Gaddam Pochiga, his sons have succeeded to his protected tenancy rights over the said land and the same was also recognized by the respondents herein by issuing various proceedings and finally the Mandal Revenue Inspector on 01.10.2002 under cover of Panchanama put them in possession of the land in compliance of the order of the then Tahsildar,

Serlingampally Mandal dated 06.07.2002 *vide* proceedings No.B/933/1997.

4. Thereafter, the sons of late Pochiga have purchased the interest of the land lord in the said land and approached respondent No.2 for issuance of sale certificate in their favour in respect of the subject property. Whereupon, respondent No.2 after due enquiry by order dated 24.11.2009 *vide* proceedings No.G/408/2009 issued sale certificate in favour of the sons of late Pochiga by recognizing him as purchaser of the said land and accordingly sale certificate was issued in their favour on 16.12.2009. Thereafter, respondent No.3 herein has mutated the names of the sons of late Pochiga in the revenue records as pattedars and possessors to an extent of Ac.0.20 guntas each and an extent of Ac.0.09 guntas each in favour of his grandsons and issued individual pattedar passbooks and title deeds on their names.

5. Subsequent to the issuance of individual pattedar passbooks and title deeds in favour of the sons and grandchildren of late Pochiga they executed a registered sale

deed on 23.08.2012 *vide* document No.61713 of 2012 in favour of the petitioner for the land to an extent of Acs.3.18 guntas in Sy.No.145, situated at Gopanpally Village, Serlingampally Mandal, Ranga Reddy District on receipt of valuable consideration and put the petitioner in possession of the same. Soon after the purchase of the land, the petitioner applied for mutation before respondent No.3 and respondent No.3 after conducting a due enquiry mutated the name of the petitioner in the revenue records *vide* proceedings bearing No.B/438/2012, dated 26.12.2012. Due to efflux of time, the said land has been merged into the urban agglomeration and in order to protect the land a barbed wire fence was laid over the length and breadth of the land and borewell was also dug in the said land and thereafter, electricity connection was also granted in favour of the petitioner.

6. Till the advent of Dharani Portal the name of the petitioner was shown in the revenue records but after dharani was introduced the name of the petitioner was missing in respect of the said land and when this fact was noticed by the petitioner he immediately submitted a

representation to the District Collector on 23.11.2021 requesting him to direct respondent No.3 to carryout necessary changes in the revenue records and enter the name of the petitioner in the Dharani Portal but till date no action has been taken. The Telangana Rights in Land and Pattadar Passbooks Act, 2020 has been repealed and replaced with The Telangana Bhu Bharati (Record of Rights in Land) Act, 2025 under which a procedure for correction of passbook data is adopted. As such the earlier applications which the petitioner made for correction of entries in the revenue records and the dharani portal have become redundant. The petitioner again applied for correction of passbook data under the provisions of The Telangana Bhu Bharati Act, 2025 on 22.07.2025, but till date no action has been taken by the respondent-authorities. Hence, the present writ petition.

7. Learned Assistant Government Pleader for Revenue on instructions would submit that the application dated 22.07.2025 submitted by the petitioner is under consideration. The respondent-authorities will consider the same and pass appropriate orders in accordance with law.

8. In the light of the aforesaid facts and circumstances of the case and upon perusing the material available on record, this writ petition is disposed of, directing the respondent-authorities to consider the Application No.2500075646, dated 22.07.2025 submitted by the petitioner and pass appropriate orders, strictly in accordance with law, by putting the petitioner and all affected parties on notice and affording them an opportunity of hearing. If, respondent-authorities are not inclined to accept the request made by the petitioner, they shall assign specific reasons, pass a reasoned order, communicate a copy of the said order to the petitioner and complete the said exercise within a period of 90 days from the date of receipt of a copy of this order. There shall be no order as to costs.

Miscellaneous petitions, if any, pending in this writ petition shall stand closed.

SD/-P. PONNA KRISHNA
ASSISTANT REGISTRAR

//TRUE COPY//

SECTION OFFICER

To

1. The Principal Secretary, Revenue Department, Secretariat, State of Telangana at Hyderabad.
2. The Revenue Divisional Officer, Chevella Mandal, Ranga Reddy District.
3. The Tahasildar, Serilingampally Mandal, Ranga Reddy District.
4. The Revenue Inspector, Serilingarnpally Mandal Ranga Reddy District.
5. Two CCs to GP FOR REVENUE, High Court for the State of Telangana at Hyderabad. [OUT]
6. One CC to SRI S.SRIDHAR, Advocate [OPUC]
7. Two CD Copies

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HIGH COURT

DATED:05/12/2025



ORDER

WP.No.30767 of 2025

DISPOSING OF THE W.P

WITHOUT COSTS.

10 MT
16/12/25