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

WEDNESDAY, THE FIFTEENTH DAY OF APRIL
TWO THOUSAND AND TWENTY SIX

PRESENT

THE HONOURABLE SRI JUSTICE B.VIJAYSEN REDDY

WRIT PETITION NO: 11500 OF 2026

Between:

Raveesh Realty Infra Developers LLP, at H.no.1-98-9-12/A/A, Flat no.205 Jubilee Cyber Grand Madhapur, Serilingampally, Ranga Reddy District rep. by its designated Partner Ponguleti Sai Charan Reddy S/o P. Mahendar Reddy, Aged 31 years

...PETITIONER

AND

1. The State of Telangana, Rep. by Principal Secretary, Revenue Department, Secretariat, Hyderabad
2. The District Collector, Ranga Reddy District Office at Kongara kalan, R.R. District.
3. The Revenue Divisional Officer, Shadnagar, Ranga Reddy District
4. The Tahasildar, Kondurg Mandal, Ranga Reddy District
5. Sahajidi, D/o Sadak, Aged about 47 years, occ. agriculture r/o H.no.2-39, Tekulapalle(v), Kondurg (M) 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 respondent no.4 in trying to proceed for affecting modification and mutation in favour of respondent no.5 pursuant to his online application in Bhu Bharathi portal vide no. RC.2600001921 dt.23-2-2026 seeking to incorporate his name to an extent of Ac.0-23 in Sy.no.37V00/1/1 situated at Tekulapalle (v) Kondurg (M) Ranga Reddy District, by deleting name of the petitioner, despite reply dt.17-3-2026 without conducting any physical enquiry, as illegal, arbitrary

and violative of principles of natural justice and consequently direct the respondent no.4 to reject the application of the unofficial respondent for affecting modification or mutation.

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 petition, the High Court may be pleased to direct the respondent no.4 not to modify or mutate the name of the unofficial respondent in place of petitioner in respect of land to an extent of Ac.0-23 in Sy.no.37V00/1/1 situated at Tekulapalle (v) Kondurg (M) Ranga Reddy District, pending disposal of the above writ petition.

Counsel for the Petitioner: SRI M.V.HANUMANTHA RAO

Counsel for the Respondent No.1 to 4: SRI L.RAVINDER, AGP FOR REVENUE

The Court made the following: ORDER

IN THE HIGH COURT FOR THE STATE OF TELANGANA AT HYDERABAD

HONOURABLE SRI JUSTICE B. VIJAYSEN REDDY

WRIT PETITION No.11500 OF 2026

DATE OF ORDER: 15.04.2026

Between:

Raveesh Realty Infra Developers

...Petitioner

AND

The State of Telangana
Represented by its Principal Secretary,
Revenue Department,
Secretariat, Hyderabad and others

...Respondents

ORDER : (ORAL)

Heard Mr. M.V.Hanumantha Rao, learned counsel for the petitioner; Mr. L.Ravinder, learned Assistant Government Pleader for Revenue, appearing for respondents No.1 to 4; and perused the material on record.

2. Learned Assistant Government Pleader for Revenue takes preliminary objection to the maintainability of this writ petition and submitted that application has been filed by respondent No.5 before respondent No.3 seeking implementation of decree dated 10.12.2010 passed by the learned Senior Civil Judge at Shadnagar, Ranga Reddy District in O.S. No.62 of 2008. The claim of the petitioner is that it has purchased the land admeasuring Acs.37-00 guntas in Survey Nos.37, 38, 39 and 40, situated at Tekulapalle Village, Kondurg Mandal, Ranga Reddy District out of the total suit land admeasuring Acs.53-32 guntas from the plaintiffs and defendants. Thereafter, the petitioner applied for

mutation in respect of the subject land which has been issued and subsequently, the pattadar pass book was also issued its favour. Learned Assistant Government Pleader further submitted that the petitioner has submitted reply dated 17.03.2026 to the notice (Ex.P-1), and the same will be duly considered in accordance with law.

3. Learned counsel for the petitioner submitted that there is no dispute with regard to the purchase of the subject land by the petitioner. Respondent No.5 applied for pattadar pass book in respect of the land admeasuring Ac.0-23 guntas in Survey No.37VOO/1/1, situated at Tekulapalle Village, Kondurg Mandal, Ranga Reddy District which forms part of the land admeasuring Acs.37-00 guntas in Survey Nos.37, 38, 39 and 40 purchased by the petitioner. Respondent No.5 (the wife of plaintiff No.3 in the suit) executed sale deed in favour of the petitioner along with other parties in the suit. That after the death of her husband, respondent No.5 was brought on record as legal heir in the suit and does not have any interest whatsoever over the land admeasuring Ac.0-23 guntas in Survey No.37VOO/1/1 purchased by the petitioner.

4. Thus, according to the learned counsel for the petitioner, the mutation application submitted by respondent No.5 cannot be entertained in respect of the land admeasuring Ac.0-20 guntas in Survey No.32/A2 for which the petitioner was already granted mutation and pattadar pass book in its favour.

5. In the light of the above submissions, considering that the petitioner has already submitted reply to the notice, this Court is not inclined to express any opinion on merits. The writ petition is disposed of directing respondent No.3 to consider the reply dated 17.03.2026 to the notice (Ex.P-1), and pass appropriate orders in the mutation application No.RC2600001921 dated 23.02.2026 submitted by respondent No.5 in accordance with law, by giving opportunity of hearing to the petitioner and respondent No.5, and all other concerned/interested persons. It is made clear respondent No.3 shall not pass any orders until the petitioner is heard. There shall be no order as to costs.

As a sequel thereto, miscellaneous applications, if any, pending in the writ petition, stand closed.

SD/-B. REKHA RANI
ASSISTANT REGISTRAR

//TRUE COPY//

SECTION OFFICER

To,

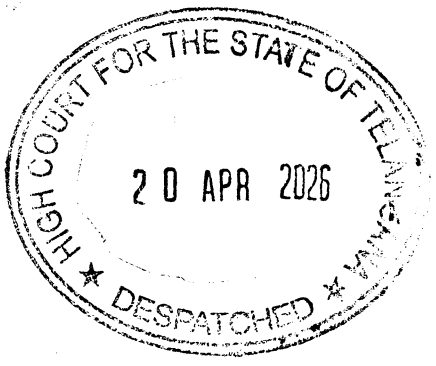
1. The Principal Secretary, Revenue Department, Secretariat, Hyderabad, State of Telangana.
2. The District Collector, Ranga Reddy District Office at Kongara kalan, R.R. District.
3. The Revenue Divisional Officer, Shadnagar, Ranga Reddy District
4. The Tahasildar, Kondurg Mandal, Ranga Reddy District
5. One CC to SRI M.V.HANUMANTHA RAO, Advocate [OPUC]
6. Two CCs to GP FOR REVENUE, High Court for the State of Telangana, at Hyderabad [OUT]
7. Two CD Copies

BSR
BS

CC TODAY

HIGH COURT

DATED: 15/04/2026



ORDER

WP.No.11500 of 2026

DISPOSING OF THE WRIT PETITION,

WITHOUT COSTS