

**IN THE COURT OF THE XXVII ADDITIONAL CHIEF JUDGE,
CITY CIVIL COURT, AT SECUNDERABAD.**

**Present: Sri.K.Suri Krishna
XXVII Additional Chief Judge**

WEDNESDAY THE 06th DAY OF MAY, 2026

O.S.No.87 OF 2025

Between:

1. Achanta Bhanumathi, W/o.Late Achanta Raghava Rao, aged about 78 years, R/o.Aparna Kanopy Marigold, Flat No.# 1106, Block E, Gundlapochampally Village Road, Medchal-Malkajgiri District – 500014.
2. Achanta Naga Srinivas Kumar, S/o.Late Achanta Raghava Rao, aged about 47 years, R/o.Aparna Kanopy Marigold, Flat No.# 1106, Block E, Gundlapochampally Village Road, Medchal-Malkajgiri District – 500014.
3. Achanta Girija Ramani, D/o.Late Achanta Raghava Rao, aged about 44 years, R/o.Aparna Kanopy Marigold, Flat No.# 1106, Block E, Gundlapochampally Village Road, Medchal-Malkajgiri District – 500014.

... Plaintiffs

A N D

1. The Tahasildhar Officer, Secunderabad.
2. All Concerned.

... Defendants

*This Suit is coming before me on 01.04.2026 for final hearing in the presence of **Sri.N.S.Vhaitanya**, Counsel for the plaintiffs, Defendant No.1 was **set exparte** and Defendant No.2 is all concerned and the matter having been heard and stood over for consideration till this day, the Court delivered the following :*

J U D G E M E N T

The plaintiffs instituted this present suit for declaration to declare them as surviving legal heirs of deceased Late Sri.Achanta Raghava Rao in respect of suit schedule property.

2(i). The brief averments of the petition are that : The Plaintiff No.1 is the wife, Plaintiff No.2 is the son and Plaintiff No.3 is the daughter of Late Sri Achanta Raghava Rao who died intestate on 16.09.2013 leaving behind the Plaintiffs as his legal heirs and successors to his estates. During the lifetime of Late Achanta Raghava Rao, had purchased property bearing No.1-8-450/1/B-71, Plot No.B-71, in Sy.No.194/Part, admeasuring 241.67 sq.yards, situated at Indian Airlines Employees Colony, Behind Intergraph Consulting, Patigadda, Secunderabad which is referred as suit schedule property, having purchased the same through registered Sale Deed vide document No.1638 of 1996 dated 01.07.1996 from its actual owners. After the death of Sri Achanta Raghava Rao, the Plaintiffs No.1 to 3 are in physical possession and enjoyment over the suit schedule property without any hindrances from any corner. On 01.07.2023 the Plaintiffs have approached the concerned M.R.O. i.e., Defendant No.1 to obtain legal heir certificate for the purpose of mutation of their names in the revenue records in respect of suit schedule property. But the concerned MRO has refused to issue the same stating that they have no jurisdiction and also denied that the plaintiffs are not the owners of the suit schedule property. Hence the plaintiffs constrained to file the present suit.

3. The proceedings against Defendant No.1 went exparte. Despite publication of notice to defendant No.2 i.e., "All Concerned" in daily newspaper, none appeared raising any objections in this regard.

4. At the time of exparte trial, to substantiate the case of Plaintiffs, Plaintiff No.2 is examined as PW1 and got marked Ex.A1 to A8. After the evidence of plaintiffs, the learned counsel for the plaintiffs reported no further evidence. Hence plaintiffs side evidence is closed. Heard to the learned counsel for plaintiffs and perused the record.

5. **Now the points for determination are :-**

1. Whether plaintiffs are entitled for decree declaring them as legal heirs of deceased Late Achanta Raghava Rao ?

2. To what findings?

6(i). POINT NO.1 :- The case of the Plaintiffs is that they are the only legal heirs of Late Achanta Raghava Rao and they are seeking declaration for mutation of their names in the Municipal Records in respect of suit schedule property purchased by the deceased Achanta Raghava Rao. In order to prove their respective contentions, Plaintiff No.2 was examined as PW1 and filed his chief affidavit reiterating the averments made in the Plaint. To establish the death of Late Achanta Raghava Rao as well as the legal status of the Plaintiffs with the deceased,

they relied upon Ex.A1 Death Certificate and Ex.A5 to Ex.A8 Aadhar Cards. On perusal of Ex.A1 Death Certificate, it is evident that Achanta Raghava Rao died on 16.09.2013. Further, Ex.A5 to Ex.A8 which are Aadhar Cards of the Plaintiff No.1 to 3, the deceased Achanta Raghava Rao, establish that the Plaintiffs No.1 is the wife and Plaintiff No.2 and 3 are the children of Achanta Raghava Rao. There is also no objection or contrary material placed on record disputing their relationship with the deceased. Hence, it can be safely held that Plaintiff No.1 is the wife and Plaintiff No.2 and 3 are the children of deceased Achanta Raghava Rao. From the above documents, it is established that Achanta Raghava Rao, died leaving behind the Plaintiffs No.1 to 3 as his Legal Heirs.

(ii) To prove the title over the suit schedule property, the Plaintiffs relied upon Ex.A2 to Ex.A4 documents. Ex.A2, certified copy of Sale Deed bearing Document No.1638/1996, which establishes that Late Achanta Raghava Rao acquired the suit schedule property from Indian Air Lines Employees Housing Committee, Secunderabad, and that Ex.A4 Encumbrance Certificate discloses that there are no adverse encumbrances affecting the title of the deceased. Ex.A3 is the Market Value Certificates pertaining to the suit schedule property.

(iii) The oral and documentary evidence of PW1 remained unchallenged, as the Defendant No.1 was set ex-parte and no objections were raised

from "All Concerned". Thus, the plaintiffs clearly established that Late Achanta Raghava Rao acquired the suit schedule property through registered Sale Deed under Ex.A2 and that Late Achanta Raghava Rao died intestate, leaving behind Plaintiffs as his legal heirs to succeed the suit schedule property. Hence, this Court holds that the Plaintiffs No.1 is the wife and Plaintiff No.2 and 3 are the children of Late Achanta Raghava Rao. The Plaintiffs have instituted the present suit seeking declaration that they are the legal heirs of Late Achanta Raghava Rao to succeed the suit schedule property covered under Ex.A2. In view of the same, this Court declaring that the Plaintiffs are the Legal Heirs of Late Achanta Raghava Rao in respect of suit schedule property covered under Ex.A2. Accordingly, Point No.1 is answered in favour of Plaintiffs.

7. POINT NO.2 :-

In the result, the suit is decreed in favour of Plaintiffs No.1 to 3 declaring them as legal heirs of Late Achanta Raghava Rao in respect of suit schedule property. There shall be no order as to the costs.

Typed to my dictation directly on the Computer by Stenographer corrected and pronounced by me in open Court on 06th day of May, 2026.

**XXVII ADDITIONAL CHIEF JUDGE
CITY CIVIL COURT, SECUNDERABAD**

**APPENDIX OF EVIDENCE
WITNESSES EXAMINED**

FOR PETITIONERS:

PW1 : A.Naga Srinivas Kumar

FOR RESPONDENTS:

- None -

EXHIBITS MARKED

FOR PETITIONERS :

- Ex.A1 : Original Death Certificate of Late Achanta Raghava Rao
- Ex.A2 : Certified copy of Sale Deed bearing document No.1638/1996
- Ex.A3 : Market Value Certificate
- Ex.A4 : Encumbrance Certificate
- Ex.A5 : Original Aadhar Card of Plaintiff No.1
- Ex.A6 : Original Aadhar Card of Plaintiff No.2
- Ex.A7 : Original Aadhar Card of Plaintiff No.3
- Ex.A8 : Original Aadhar Card of deceased Achanta Raghava Rao

FOR RESPONDENTS :

- NIL -

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