

KAKB710008772025



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G & WC No.11/2025

Presented on : 10-10-2025
Registered on : 28-10-2025
Decided on : 12-03-2026
Duration : 00 years 05 months 02 days

**IN THE COURT OF THE SENIOR CIVIL JUDGE AND
J.M.F.C AT SEDAM**

**PRESENT: SRI.SAGAR GURUGOUDA PATIL
B.A.,LL.B(Spl).
Senior Civil Judge & JMFC, SEDAM.**

DATED : THIS 12th DAY OF MARCH-2026

G & WC.No.11/2025

PETITIONER/S:

Gunja Shreyani Raju D/o Gunja Sudershan Raju, Age: 11 years, Minor U/G of her natural mother namely Gunja Bhuuvaneshwari W/o Gunja Sudershan Raju, Age: 54 years, Occ: Advocate High Court of Telangana and Agriculture, R/o H.No.8-3-231/B/76 and 77 Sri Krishna Nagar, Yousuf guda, Hyderabad (TG)-500045.

(Advocate for petitioner by Sri.M.G.)

Versus

RESPONDENT/S:

All concerned.



ORDER

The mother/minor guardian of the petitioner has filed this petition U/s.27 & 28 of the Guardian and Wards Act 1890 and sought permission for the minor guardian of the petitioner to sell land measuring 4 acres 22 guntas in Sy.No.362/4 situated at Adki village, Tq: Sedam, Dist: Kalaburagi.

2. The brief facts of the petition are as under:

One Gunja Sudershan Raju and Smt. Gunja Bhuvaneshwari are natural father and mother of the minor petitioner. The minor petitioner is under the care and custody of their father and mother. Therefore, her mother filed this petition. The minor petitioner is studying in 6th standard in Hyderabad and she is living with her father and mother in Hyderabad. The mother of the petitioner purchased the above land in the name of her daughter from one Elluri Srinivas Babu for valuable sale consideration under registered sale deed dtd: 18.05.2023 and correction deed dtd: 18.05.2023. The petitioner and her parents are residing at Hyderabad the property is situated at Akdi village which is more than 200 Kms away from the house of the petitioner. Therefore,



her parents are unable to do agriculture activity in the above said land. Therefore, the guardian of the petitioner decided to sell the above land for a valuable sale consideration. Hence, prays to allow the petition.

3. In this case the petitioner has not arrayed any one as respondent. But public notice was given in the News Paper. But no one came and appeared in this case.

4. In order to prove her case the minor guardian of the petitioner has examined herself as PW.1 and got marked 10 documents at Ex.P.1 to P.10.

5. Heard the argument of counsel for the petitioner and perused the materials available on record.

6. The following points that would arise for my consideration are

1. Whether the petitioner has made out a ground to allow the present petition U/s.27 and 28 of Guardian and Wards Act 1890?
2. What Order ?



7. My answer to the above points are as under :

Point No:1: In the Affirmative.

Point No.2: As per final order for the following

REASONS

8. **Point No.1** :- It is the case of the minor guardian of the petitioner that the petitioner is under the care and custody of her father and mother and her parents purchased the above property through registered sale deed dtd: 18.05.2023 and correction deed dtd: 18.05.2023 in the name of the minor petitioner. The petitioner and her parents are residing in Hyderabad and the property is situated at Adki village which is more than 200 Kms away from their residence. Therefore, they are unable to do agriculture activity in the above land. Therefore, the father and mother of the petitioner have decided to sell the above property for a valuable sale consideration.

9. The minor guardian of the petitioner has examined herself as PW.1 and she has filed affidavit U/O 18 Rule 4 of CPC containing her examination in chief by reiterating the petitioner averments. The birth certificate of the petitioner is at Ex.P.10 and



the same shows that the petitioner was born on 24.12.2014 and father's name is Sudershan Raju Gunja and mother's name is Bhuvaneshwar Raju Gunja i.e., the minor guardian. The original registered sale deed dtd: 16.05.2023 and original registered correction deed dtd: 18.05.2023 at Ex.P.1 and P.2 show that the minor guardian of the petitioner namely Gunja Bhuvaneshwari purchased the above property for a sale consideration amount of Rs.23,90,000/- in the name of her daughter-the minor petitioner. The mutation registers and Ex.P.4 and 5 show that as per the sale deed mutation was effected in the name of the minor petitioner. The RTC extract at Ex.P.3 shows that now the property sought to be sold is standing in the name of the minor petitioner. The copy of School I.D. card at Ex.P.6 shows that the petitioner is studying 6th standard at Bharatiya Vidya Bhavan's Public School Hyderabad. The copies of Aadhar Cards at Ex.P.7 to 9 show that the petitioner and her parents are residing in Hyderabad.

10. The above documentary evidence makes it clear that the petitioner is under the care and custody of her father and mother and her parents purchased the above property through



registered sale deed dtd: 18.05.2023 and correction deed dtd: 18.05.2023 in the name of the minor petitioner. The petitioner and her parents are residing in Hyderabad and the property is situated at Adki village which is more than 200 Kms away from their residence. Therefore, they are unable to do agriculture activity in the above land. Therefore, the father and mother of the petitioner have decided to sell the above property for a valuable sale consideration.

11. The minor petitioner is under the care and custody of the mother/minor guardian and father of petitioner. The parents only purchased the above property in the name of the minor. Now due to some inconvenience they have decided to sell the above property for valuable sale consideration. Since the guardian is mother of the minor petitioner there is no chances of she having adverse interest to that of her minor child-the petitioner. Apart from this parents always think of well being and betterment of the child and whatever steps they take its for well being of the child. Therefore, this court find it just and proper to give permission to the mother of the minor petitioner to sell the above property for a



valuable sale consideration and with condition that the parents of the petitioner shall purchase property in the name of the petitioner in Hyderabad by utilizing the sale proceeds of the land. Hence, I answer Point No.1 in the Affirmative.

12. Point No.2:- As I have answered point No.1 in the Affirmative and in view of the above discussion, I proceed to pass the following:

ORDER

The petition filed by the minor guardian of the petitioner U/s.27 and 28 of the Guardian and Wards Act is hereby allowed.

The mother/minor guardian of the petitioner Smt.Gunja Bhuvaneshwari is permitted to sell land measuring 04 acres 22 guntas in Sy.No.362/4 situated at Adki village, Tq: Sedam, Dist: Kalaburagi to any person for higher price for the benefit of minor daughter and purchase any property in the name of the minor in Hyderabad by utilizing the sale proceeds of the above



land.

Office is hereby directed to issue
Guardian Certificate accordingly.

(Dictated to the Stenographer directly on computer, corrected and
singed and then pronounced by me, in the open Court on this the
12th day of March-2026)

(SAGAR GURUGOUDA PATIL)
Senior Civil Judge & JMFC,
SEDAM.

ANNEXURE

List of witnesses examined on behalf of the petitioner:

PW.1. : Gunja Bhuvaneshwari W/o Gunja
Sudershan Raju

List of documents exhibited on behalf of the petitioner:

Ex.P.1. : Original registered sale deed
Ex.P.2. : Original registered correction deed
Ex.P.3. : RTC extract
Ex.P.4 & 5 : Mutation registers
Ex.P.6. : Copy of school I.D. Card
Ex.P.7. : Copy of Aadhar Card of the petitioner
Ex.P.8 : Copy of Aadhar Card of guardian of the
petitioner
Ex.P.9 : Copy of Aadhar Card of father of petitioner
Ex.P.10 : Original Birth Certificate

**List of witnesses examined on behalf of the
Respondent:**

- Nil -

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List of documents exhibited on behalf of Respondent:

- Nil -

**Senior Civil Judge & JMFC,
SEDAM.**

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