

**(SHOW CAUSE NOTICE BEFORE ADMISSION)
IN THE HIGH COURT FOR THE STATE OF TELANGANA
AT HYDERABAD**

WEDNESDAY, THE TWENTY FIRST DAY OF JANUARY

TWO THOUSAND AND TWENTY SIX

**:PRESENT:
THE HONOURABLE SRI JUSTICE E.V. VENUGOPAL**

WRIT PETITION NO: 1728 OF 2026

Between:

M/s. Ginir Orchards Private Limited, Rep. by. It's Director Niraj Gelli S/o. G.Ramesh, Aged about. 49 years, R/o. 8-2-268/2/B/3, Road No.2, Banjara Hills, Hyderabad-500 034.

Petitioner

AND

1. The State of Telangana, Rep. by its Principal Secretary Revenue Department, Secretariat Building, Hyderabad.
2. The District Collector, Ranga Reddy District.
3. The Revenue Divisional Officer, Rajendranagar Division, Ranga Reddy District
4. The Tahsildar, Shamshabad Mandal, Ranga Reddy District.
5. Bembulge Appa Rao, S/o. Late B. Chennappa, Aged about. 67 years, Occ Business R/o. 21-7-686/C, Ghansi Bazar, Charminar, Hyderabad, Telangana.
6. Kumari Gangaram Manjusha, D/o. G.Raghunath Reddy, Aged about. 40 years, Occ. Business, R/o. Plot No.836, Road No.43, Jubilee Hills, Behind Peddamma Temple, shaikpet, Hyderabad.

Respondents

WHEREAS the Petitioner above named through its Advocate SRI. PADALA PRAVIN KUMAR presented this 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 or more in the nature of a writ of Mandamus or any other appropriate writ order declaring the action of Respondent Nos.2 & 3 in not initiating or enquiring or cancelling the patta pass book vide pass book No.T05230250169, Khata No.60284 on the name of Respondent No.5/Bembulge Appa Rao S/o. Late 13. Chennappa and subsequent patta pass book and Khata No.60394 of Respondent No.6 in respect of land admeasuring Ac.3.24 Gts., in Sy.Nos.44/2A, Sy.Nos.44/2AA & 44/2E situated at Gandiguda Village, Shamshabad

Mandal, Ranga Reddy District where the land in such Survey number was not existing/ available since long time, issuing patta pass book without proper revenue proceedings on a unverified/unavailable land and unverified document No.3075/1978, dt.03.08.1978 and without prior revenue records and old patta pass books, without pahanie entries /revenue entries on the name of Respondent No.5 father Late B. Chennappa or any revenue succession proceedings, issuing such passbooks to Respondent No.5 vide pass book No.T05230250169, Khata No.60284 and entertaining sale deed by Respondent No.5 on unavailable land vide Doc.No.1403/2025, dt.07.11.2025 on the name of Respondent No.6 by Respondent Nos.2 to 4 is illegal, arbitrary against to the principles of natural justice and consequently direct the Respondent Nos.2 to 4 to make enquiry and cancel the patta pass book vide pass book No.T05230250169, Khata No.60284 on the name of Respondent No.5/Bembulge Appa Rao S/o. Late B. Chennappa in respect of land admeasuring Ac.3.24 Gts., in Sy.Nos.44/2A, Sy.Nos.44/2AA & 44/2E situated at Gandiguda Village, Shamshabad Mandal, Ranga Reddy District and subsequent revenue proceedings on Respondent No.6 vide Khata No.60394 by considering petitioner's representation dated 04.11.2025 and 06.11.2025 to Respondent No.2 and 3,

AND WHEREAS the High Court upon perusing the petition and affidavit filed herein and upon hearing the arguments of Sri J. Kanakaiah senior counsel representing Sri PADALA PRAVIN KUMAR Advocate for the Petitioner, Assistant Government Pleader for Revenue takes notice on behalf of respondent Nos.1 to 4 & directed issue of notice to the Respondent No. 5 & 6, herein to show cause as to why this WRIT PETITION should not be admitted.

You viz:

1. Bembulge Appa Rao, S/o. Late B. Chennappa, Occ Business R/o. 21-7-686/C, Ghansi Bazar Charminar, Hyderabad, Telangana.
2. Kumari Gangaram Manjusha, D/o. G.Raghunath Reddy, Occ. Business, R/o. Plot No.836, Road No.43, Jubilee Hills, Behind Peddamma Temple, shaikpet, Hyderabad.

are directed to show cause on or before 25.02.2026 to which date the case stands posted as to why in the circumstances set out in the petition and the affidavit filed therewith (copy enclosed) this WRIT PETITION should not be admitted.

IA 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 stay all further proceedings on the Respondent No.5 vide patta pass book No.T05230250169, Khata No.60284 and Respondent No.6 subsequent sale deed Doc.no.1403/2025 dt.07.11.2025, vide Khata No.60394 in respect of land admeasuring Ac.3.24 Gts., in Sy.Nos.44/2A, Sy.Nos.44/2AA & 44/2E situated at Gandiguda Village, Shamshabad Mandal, Ranga Reddy District and pass, pending disposal of WP No. 1728 of 2026, on the file of the High Court.

The Court made the following

ORDER:

Notice before admission.

Learned Assistant Government Pleader for Revenue takes notice on behalf of respondent Nos.1 to 4.

Issue notice to respondent Nos.5 and 6.

Learned counsel for the petitioner is permitted to take out personal notice to respondent Nos.5 and 6 by way of speed post with acknowledgment due and file proof of service.

Sri J.Kanakaiah, learned Senior Counsel representing Sri Padala Pravin Kumar, learned counsel for the petitioner submits that the legitimate share of the petitioner has been unilaterally permitted to be registered in favour of respondent No.6 at the behest of respondent No.5.

He would submit that the genesis of the property in question would generate from the order passed by the Joint Collector, Ranga Reddy District, 177-Khairatabad, Hyderabad in Case No.D5/5749/1999 dated 07.10.2003 where the petitioner's predecessors in title are having absolute rights over the land in Survey No.44/2 to an extent of Acs.1.20 guntas situated at Gandiguda village, Shapoor Panchayat, Ranga Reddy District through flow of title and ultimately fall into the share of the petitioner herein.

He would submit that without there being any conferment of right upon the unofficial respondents or their predecessors in title, the impugned proceedings have been issued and the sale deeds have been registered on the file of Tahsildar & Joint Sub Registrar, Shamshabad vide document bearing No.1403 of 2025. He would further submit that as against for not considering his online application, respondent No.5 has approached this Court by filing two writ petitions viz., W.P.Nos.23579 and 23354 of 2024 where the petitioner herein has not been made as party, wherein this Court by its order dated 24.09.2024, directed respondent No.2 to consider the online application filed by the unofficial respondents and to complete the entire exercise within period of eight (8) weeks from the date of receipt of the said order and granted *Status-Quo* till then.

While status stood thus, he would submit that unmindful of the *Status-Quo* order granted by this Court in W.P.No.23579 and 23254 of 2024,

respondent No.4 has conveyed and registered the sale deeds and the said action of respondent No.4 is illegal and hence, he would seek to pass appropriate orders.

Learned Assistant Government Pleader for Revenue would submit that the *Status-Quo* order subsists only for eight weeks from the date of receipt of the order and further developments are not known and to ascertain the same and to appraise this Court, seeks short accommodation of time.

In this matter, the facts and merits can only be known upon filing counter by the official respondents and upon hearing the unofficial respondents.

In the meantime, as an interim measure, the parties to this writ petition are directed to maintain *Status-Quo* obtaining as on today in all respects till the next date of hearing.

List on 25.02.2026.

Sd/-A/SRINIVASA REDDY
ASSISTANT REGISTRAR

//TRUE COPY//


SECTION OFFICER

To,

1. The Principal Secretary Revenue Department, Secretariat Building, State of Telangana, Hyderabad.
2. The District Collector, Ranga Reddy District.
3. The Revenue Divisional Officer, Rajendranagar Division, Ranga Reddy District
4. The Tahsildar, Shamshabad Mandal, Ranga Reddy District. (RR1 to 4 BY SPAD)
5. Bembulge Appa Rao, S/o. Late B. Chennappa, Occ Business R/o. 21-7-686/C, Ghansi Bazar Charminar, Hyderabad, Telangana.
6. Kumari Gangaram Manjusha, D/o. G.Raghunath Reddy, oce. Business, R/o. Plot No.836, Road No.43, Jubilee Hills, Behind Peddamma Temple, shaikpet, Hyderabad. (RR5 & 6 by SPAD- along with a copy of petition and affidavit)
7. One CC to SRI. PADALA PRAVIN KUMAR, Advocate [OPUC]
8. Two CCs to GP FOR REVENUE, High Court at Hyderabad. [OUT]
9. One spare copy

HIGH COURT

EVVJ

DATED:21/01/2026

LIST ON: 25.02.2026

NOTICE BEFORE ADMISSION

WP.No.1728 of 2026

STATUS – QUO

