

HIGH COURT FOR THE STATE OF TELANGANA AT HYDERABAD

FRIDAY, THE TWENTY SEVENTH DAY OF FEBRUARY

TWO THOUSAND AND TWENTY SIX

:PRESENT:

THE HONOURABLE SRI JUSTICE PULLA KARTHIK

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

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,

IA NO: 1 OF 2026

Petition under Section 151 CPC praying that in the circumstances stated in the affidavit filed in support of the writ 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, pending disposal of WP.No.1728 of 2026, on the file of the High Court.

The petition coming on for hearing, upon perusing the Petition and the affidavit filed in support thereof and the order of the High Court dated: 21.01.2026 made herein and upon hearing the arguments of M/s. PADALA PRAVIN KUMAR Advocate for the Petitioner and Assistant GP FOR REVENUE for the Respondent Nos.1 to 4, the Court made the following.

ORDER:

At request of learned counsel for the petitioner for filing reply affidavit to the counter, post on 09.03.2026.

Till then, the interim order granted earlier shall stand extended.

Sd/- N.CHANDRA SEKHAR RAO
DEPUTY REGISTRAR

//TRUE COPY//


SECTION OFFICER

To,

1. One CC to M/s. PADALA PRAVIN KUMAR, Advocate [OPUC].
2. Two CCs to GP FOR REVENUE, High Court for the State of Telangana at Hyderabad [OUT].
3. One spare copy

HIGH COURT

PKJ

DATED:27/02/2026

POST ON 09.03.2026

ORDER

WP.No.1728 of 2026



EXTENSION OF STATUS QUO