

**HIGH COURT FOR THE STATE OF TELANGANA
AT HYDERABAD**

THURSDAY, THE SIXTEENTH DAY OF APRIL
TWO THOUSAND AND TWENTY SIX

: PRESENT:

THE HON'BLE SRI JUSTICE B.VIJAYSEN REDDY
W.P.NO's : 10901, 11329, 11378, 11579 AND 11768 OF 2026

WP. No. 10901 of 2026

Between

M/s. Omkar Carriers and Movers Pvt. Ltd., represented by its director Sri Ram Kumar Rathi
S/o. Sri Attar Singh Rathi, Occ. business, having office at 307-308, 3rd Floor Sadguru
Complex, Opp. old Gandhi Medical College Basheerbagh, Hyderabad - 500 029.

.....Petitioner

AND

1. The State of Telangana, represented by its Principal Secretary Revenue Department, Secretariat, Hyderabad.
2. The District Collector, Ranga Reddy District.
3. The Special Grade Deputy Collector and Revenue Divisional Officer, Rajendranagar Division, Ranga Reddy District at Attapur, Hyderabad.
4. The Tahsildar, Shamshabad Mandal, Ranga Reddy District.
5. Sri Nawab Mohammed Yousufuddin Khan, S/o. late Sri Nawab Wajiuddin Khan, Occ. landlord R/o. 19-3-262/2/5, Jahanuma, Hyderabad
6. Sri Nawab Mohd. Afzaluddin Khan, S/o. late Sri Nawab Wajiuddin Khan, Occ. Business R/o. Flat No.107, Classic Towers Salwah Complex, Rajendranagar, Ranga Reddy District.
7. Sri Nawab Mohd. Moinuddin Khan, S/o. late Sri Nawab Wajiuddin Khan, Occ. Business, R/o. 6-4-140/1, Sai Baba Nagar, Katedan Rajendranagar, Ranga Reddy District.
8. Sri Mohd. Afran Zaman, S/o. late Sri Mohd, Wasif Zaman, Occ. Business R/o. H.No.33/38, Tolkatta, Moinabad Mandal Ranga Reddy District.
9. Sri Mohd. Arafatuddin Khan, S/o. Sri Mohd. Azeemuddin Khan, Occ. Business R/o. 2-2-548/4, Charminar, 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 pass an order or Direction, more particularly one in the nature of Writ of Certiorari calling for the records relating to the order dated 28-02-2026 passed by the respondent No.4 in proceedings

No. B/223/2025 in respect of land admeasuring acres 94-28 guntas out of acres 170.00 guntas in Survey Nos.172 to 183, situated at Peddashapur village, Shamshabad Mandal, Ranga Reddy District and to set aside/quash the same as illegal, arbitrary high handed, violative of statutes as well as principles of natural justice, against the government record, several orders passed in different proceeding, etc. and more particularly against the order of the respondent No.3 dated 01-10-2016 passed in the proceedings No. C/6629/2015 in the appeal filed under Section 5 (5) of the Andhra Pradesh Rights in Land and Pattadar Pass Book Act, 1971 and also the order of the respondent No.4 dated 28.09.2015 passed in File No.B/700/2014 and several other orders and proceedings, in the interest of justice;

I.A. NO: 1 OF 2026

Petition under Section 151 of C.P.C praying that in the circumstances stated in the affidavit filed in support of the petition, the High Court may be pleased to pass an order suspending the operation of impugned order dated 28-02-2026 passed by the respondent No.4 in proceedings No.B/223/2025 in respect of land admeasuring acres 94-28 guntas out of acres 170.00 guntas in Survey Nos.172 to 183, situated at Peddashapur village, Shamshabad Mandal, Ranga Reddy District and consequently staying all further proceedings in pursuance thereof thereby directing the respondent No.4 not to make any changes in revenue record in the names of the respondents No.5 to 9 or others, pending disposal of WP No 10901 of 2026, on the file of the High Court.

WP No: 11329 of 2026

Between

1. Sri D. Srinivas Rao, S/o. Dr. Paramananda Rao
2. Sri Dr. Bais Deepraj Singh, S/o. Sri B.Madhuraj Sing

.....Petitioners

AND

1. The State of Telangana, represented by its Principal Secretary Revenue Department, Secretariat, Hyderabad.
2. The District Collector, Ranga Reddy District.
3. The Special Grade Deputy Collector, and Revenue Divisional Officer, Rajendranagar Division Ranga Reddy District, at Attapur, Hyderabad.
4. The Tahsildar, Shamshabad Mandal, Ranga Reddy District.
5. Sri Nawab Mohammed Yousufuddin Khan, S/o. late Sri Nawab Wajiuddin Khan, Occ. landlord R/o. 19-3-262/2/5, Jahanuma, Hyderabad
6. Sri Nawab Mohd. Afzaluddin Khan, S/o. late Sri Nawab Wajiuddin Khan, Occ. Business R/o. Flat No.107, Classic Towers Salwah Complex, Rajendranagar, Ranga Reddy District.
7. Sri Nawab Mohd. Moinuddin Khan, S/o. late Sri Nawab Wajiuddin Khan, Occ. Business, R/o. 6-4-140/1, Sai Baba Nagar, Katedan Rajendranagar, Ranga Reddy District.
8. Sri Mohd. Afran Zaman, S/o. late Sri Mohd. Wasif Zaman, Occ. Business R/o. H.No.33/38, Tolikatta, Moinabad Mandal Ranga Reddy District.
9. Sri Mohd. Arafatuddin Khan, S/o. Sri Mohd. Azeemuddin Khan, Occ. Business R/o. 2-2-548/4, Charminar. 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 pass an order or Direction, more particularly one in the nature of Writ of Certiorari calling for the records relating to the order dated 28-02-2026 passed by the respondent No.4 in proceedings No. B/223/2025 in respect of land admeasuring acres 94-28 guntas out of acres 170.00 guntas in Survey Nos.172 to 183, situated at Peddashapur village, Shamshabad Mandal, Ranga Reddy District including land of the petitioner and to set aside/quash the same as illegal, arbitrary, high handed, violative of statutes as well as principles of natural justice, against the government record, several orders passed in different proceeding, etc. and more particularly against order of the respondent No.3 dated 01-10-2016 passed in the proceedings No.C/6629/2015 in the appeal filed under Section 5 (5) of then Andhra Pradesh Rights in Land and Pattadar Pass Book Act, 1971 and also several other orders and proceedings, in the interest of justice;

I.A. NO: 1 OF 2026

Petition under Section 151 of C.P.C praying that in the circumstances stated in the affidavit filed in support of the petition, the High Court may be pleased to pass an order suspending the operation of impugned order dated 28-02-2026 passed by the respondent No.4 in proceedings No.B/223/2025 in respect of land admeasuring acres 94-28 guntas out of acres 170.00 guntas in Survey Nos.172 to 183, situated at Peddashapur village, Shamshabad Mandal, Ranga Reddy District including land of the petitioner and consequently staying all further proceedings in pursuance thereof thereby directing the respondent No.4 not to make any changes in revenue record in names of the respondents No.5 to 9, pending disposal of WP No 11329 of 2026, on the file of the High Court.

WP No: 11378 OF 2026

Between

Smt. M. Anitha, W/o. Sri Ranjeet Kumar

.....Petitioner

AND

1. The State of Telangana, represented by its Principal Secretary Revenue Department, Secretariat, Hyderabad.
2. The District Collector, Ranga Reddy district.
3. The Special Grade Deputy Collector and Revenue Divisional Officer, Rajendranagar Division Ranga Reddy District, at Attapur, Hyderabad.
4. The Tahsildar, Shamshabad Mandal, Ranga Reddy District
5. Sri Nawab Mohammed Yousufuddin Khan, S/o. late Sri Nawab Wajiuddin Khan, Occ. landlord R/o. 19-3-262/2/5, Jahanuma, Hyderabad
6. Sri Nawab Mohd. Afzaluddin Khan, S/o. late Sri Nawab Wajiuddin Khan, Occ. Business R/o. Flat No.107, Classic Towers Salwah Complex, Rajendranagar, Ranga Reddy District.
7. Sri Nawab Mohd. Moinuddin Khan, S/o. late Sri Nawab Wajiuddin Khan, Occ. Business, R/o. 6-4-140/1, Sai Baba Nagar, Katedan Rajendranagar, Ranga Reddy District.
8. Sri Mohd. Afran Zaman, S/o. late Sri Mohd, Wasif Zaman, Occ. Business R/o. H.No.33/38, Tolkatta, Moinabad Mandal Ranga Reddy District.
9. Sri Mohd. Arafatuddin Khan, S/o. Sri Mohd. Azeemuddin Khan, Occ. Business R/o. 2-2-548/4, Charminar, 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 pass an order or Direction, more particularly one in the nature of Writ of Certiorari calling for the records relating to the order dated 28-02-2026 passed by the respondent No.4 in proceedings No. B/223/2025 in respect of land admeasuring acres 94-28 guntas out of acre 170.00 guntas in Survey Nos.172 to 183, situated at Peddashapur village, Shamshabad Mandal Ranga Reddy District including land of the petitioner and to set aside/quash the same as illegal arbitrary, high handed, violative of statutes as well as principles of natural justice, against the government record, several orders passed in different proceeding, etc. and more particularly against order of the respondent No.3 dated 01-10-2016 passed in the proceedings. No. C/6629/2015 in the appeal filed under Section 5 (5) of the then Andhra Pradesh Rights in Land and Pattadar Pass Book Act, 1971 and several other orders and proceedings, in the interest of justice;

I.A. NO: 1 OF 2026

Petition under Section 151 of C.P.C praying that in the circumstances stated in the affidavit filed in support of the petition, the High Court may be pleased to pass an order suspending the operation of impugned order dated 28-02-2026 passed by the respondent No.4 in proceedings No.B/223/2025 in respect of land admeasuring acres 94-28 guntas out of acres 170.00 guntas in Survey Nos.172 to 183, situated at Peddashapur village, Shamshabad Mandal, Ranga Reddy District including land of the petitioner and consequently staying all further proceedings in pursuance thereof thereby directing the respondent No.4 not to make any changes in revenue record in names of the respondents No.5 to 9, pending disposal of WP No 11378 of 2026, on the file of the High Court.

WP No: 11579 OF 2026

Between

1. Smt. Tipparamoni Bharathi, W/o. late Sri Arjunaiah @ Arjun
2. Sri Tipparamoni Mahender, S/o. late Sri Arjunaiah
3. Sri Gilla Rama Krishna, S/o. Sri G.Rajendernath
4. Sri Geella Kesav Chandra, S/o. Sri G.Rajendernath
5. Sri Gantala Krishan, W/o. Gantala Jangaiah

.....Petitioners

AND

1. The State of Telangana, represented by its Principal Secretary, Revenue Department, Secretariat, Hyderabad.
2. The District Collector, Ranga Reddy District.
3. The Special Grade Deputy Collector and Revenue Divisional Officer, Rajendranagar Division Ranga Reddy District, at Attapur, Hyderabad.
4. The Tahsildar, Shamshabad Mandal, Ranga Reddy District.
5. Sri Nawab Mohammed Yousufuddin Khan, S/o. late Sri Nawab Wajiuddin Khan, Occ. landlord R/o. 19-3-262/2/5, Jahanuma, Hyderabad
6. Sri Nawab Mohd. Afzaluddin Khan, S/o. late Sri Nawab Wajiuddin Khan, Occ. Business R/o. Flat No.107, Classic Towers Salwah Complex, Rajendranagar, Ranga Reddy District.

7. Sri Nawab Mohd. Moinuddin Khan, S/o. late Sri Nawab Wajiuddin Khan, Occ. Business, R/o. 6-4-140/1, Sai Baba Nagar, Katedan Rajendranagar, Ranga Reddy District.
8. Sri Mohd. Afran Zaman, S/o. late Sri Mohd, Wasif Zaman, Occ. Business R/o. H.No.33/38, Tolkatta, Moinabad Mandal Ranga Reddy District.
9. Sri Mohd. Arafatuddin Khan, S/o. Sri Mohd. Azeemuddin Khan, Occ. Business R/o. 2-2-548/4, Charminar, 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 pass an order or Direction, more particularly one in the nature of Writ of Certiorari calling for the records relating to the order dated 28-02-2026 passed by the respondent No.4 in proceedings No.B/223/2025 in respect of land admeasuring acres 94-28 guntas out of acres 170.00 guntas in Survey Nos.172 to 183, situated at Peddashapur Village, Shamshabad Mandal, Ranga Reddy District including land of the petitioner and to set aside/quash the same as illegal, arbitrary, high handed, violative of statutes as well as principles of natural justice, against the government record, several orders passed in different proceeding, etc. and more particularly against order of the respondent No.3 dated 01-10-2016 passed in the proceedings No. C/6629/2015 in the appeal filed wider Section 5 (5) of then Andhra Pradesh Rights in Land and Pattadar Pass Book Act, 1971 and also several other orders and proceedings, in the interest of justice

I.A. NO: 1 OF 2026

Petition under Section 151 of C.P.C praying that in the circumstances stated in the affidavit filed in support of the petition, the High Court may be pleased to pass an order suspending operation of impugned order dated 28-02-2026 passed by the respondent No.4 in proceedings No.B/223/2025 in respect of land admeasuring acres 94-28 guntas out of acres 170.00 guntas in Survey Nos.172 to 183, situated at Peddashapur village, Shamshabad Mandal, Ranga Reddy District including land of the petitioner and consequently staying all further proceedings in pursuance thereof thereby directing the respondent No.4 not to make any changes in revenue record in the names of the respondents No.5 to 9 or others, pending disposal of WP No 11579 of 2026, on the file of the High Court.

These petitions coming on for hearing, upon perusing the petitions and the affidavit filed in support thereof and upon hearing the arguments of Sri Shyam S Agrawal Advocate for the Petitioner in all the above writ petitions and GP for Revenue for the respondent No. 1 to 4 in all the above writ petitions and Sri N. Sridhar Reddy, Advocate for the respondent No. 5 to 9 in WP. No. 10901 of 2026;

WP No: 11768 of 2026

Between

1. Srیمان Narayana Ateketi, S/o A. Rajaiah
2. Atiketi Srinadh Babu, S/o A. Rajaiah
3. Raja Gopala Srikanth Nagula, S/o. N. Yellaiah
4. Atiketi Renu Neeharika, W/o. Atiketi Srinadh Babu
5. Uppaluri Praveen Kumar, S/o. Janakiram Uppaluri

6. Samala Kartika Balaji, S/ o. Samala Chinna Venkata Subbaiah
7. Bavandla Keerthi, W/o. Kartika Balaji Samala
8. Hima Jyothi Challa, D/ o. Challa Venkat Rao
9. Kalyan Ram Uppaluri, S/ o. Uppaluri Janki Ram

.....Petitioners

AND

1. State of Telangana, Represented by its Principal Secretary, Revenue Department Secretariat Hyderabad.
2. The District Collector, Integrated District Office Complexes, Kongara Kalan Village, Ibrahimpatnam Mandal, Ranga Reddy District, Telangana 501510 ,
3. The Revenue Divisional Officer, Rajendrangar Mandal Ranga Reddy District.
4. The Tahsildar, Shamshabad Mandal Ranga Reddy District
5. Sri Nawab Mohammed Yousufuddin Khan, S/o. late Sri Nawab Wajiuddin Khan, Occ. landlord R/o. 19-3-262/2/5, Jahanuma, Hyderabad
6. Sri Nawab Mohd. Afzaluddin Khan, S/o. late Sri Nawab Wajiuddin Khan, Occ. Business R/o. Flat No.107, Classic Towers Salwah Complex, Rajendranagar, Ranga Reddy District
7. Sri Nawab Mohd. Moinuddin Khan, S/o. late Sri Nawab Wajiuddin Khan, Occ. Business, R/o. 6-4-140/1, Sai Baba Nagar, Katedan Rajendranagar, Ranga Reddy District.
8. Sri Mohd. Afzan Zaman, S/o. late Sri Mohd, Wasif Zaman, Occ. Business R/o. H.No.33/38, Tolkatta, Moinabad Mandal Ranga Reddy District.
9. Sri Mohd. Araatuddin Khan, S/o. Sri Mohd. Azeemuddin Khan, Occ. Business R/o. 2-2-548/4, Charminar, 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, order or direction, more particularly one in the nature of writ of Mandamus declare that the Order dated 28/02/2026 (received on 06/04/2026) passed by the Respondent No.4 in Proceeding No. B/223/2025 as being illegal, arbitrary, unconstitutional and contrary to law consequently, set aside the Order dated 28/02/2026;

I.A. NO: 1 OF 2026

Petition under Section 151 of C.P.C praying that in the circumstances stated in the affidavit filed in support of the petition, the High Court may be pleased to suspend order dated 28/02/2026 passed by the Respondent No.4 in Proceeding No. B/223/2025, Pending disposal of WP No 11768 of 2026, on the file of the High Court.

The petition coming on for hearing, upon perusing the petition and the grounds filed in support thereof and upon hearing the arguments of Sri Avinash Desai, learned Senior counsel representing Sri M Pranav Advocate for the Petitioners and GP for Revenue for the respondent No. 1 to 4, The Court made the following

ORDER

Heard Mr. Shyam S Agarwal, learned counsel for the petitioner in WP.Nos.10901, 11329, 11378 and 11579 of 2026 and Mr. Avinash Desai,

learned senior counsel appearing for M. Pranav, learned counsel for the petitioners in WP.No.11768 of 2026.

Mr. N. Sridhar Reddy, learned counsel for the respondents No.5 to 9 in WP.No.10901 of 2026 seeks one week time to file counter.

The litigation relates to land admeasuring Ac.94.28 guntas out of Ac.170.00 guntas in Sy.Nos.172 to 183, Peddashapur Village, Shamshabad Mandal, Ranga Reddy District and there are several disputes with regard to title.

Status quo, obtaining as on today, shall be maintained in all respects by all parties till the next date of hearing.

List on 28.04.2026.

Sd/- A.H.S.GOWRI SHANKAR
ASSISTANT REGISTRAR

//TRUE COPY//


SECTION OFFICER

To,

1. The Principal Secretary, Revenue Department, State of Telangana, Secretariat, Hyderabad
2. The District Collector, Ranga Reddy District
3. The Special Grade Deputy Collector and Revenue Divisional Officer, Rajendranagar Division, Ranga Reddy District at Attapur, Hyderabad
4. The Tahsildar, Shamshabad Mandal, Ranga Reddy District
5. Sri Nawab Mohammed Yousufuddin Khan, S/o. late Sri Nawab Wajjuddin Khan, Occ. landlord R/o. 19-3-262/2/5, Jahanuma, Hyderabad
6. Sri Nawab Mohd. Afzaluddin Khan, S/o. late Sri Nawab Wajjuddin Khan, Occ. Business R/o. Flat No.107, Classic Towers Salwah Complex, Rajendranagar, Ranga Reddy District.
7. Sri Nawab Mohd. Moinuddin Khan, S/o. late Sri Nawab Wajjuddin Khan, Occ. Business, R/o. 6-4-140/1, Sai Baba Nagar, Katedan Rajendranagar, Ranga Reddy District.
8. Sri Mohd. Afran Zaman, S/o. late Sri Mohd. Wasif Zaman, Occ. Business R/o. H.No.33/38, Tolkatta, Moinabad Mandal Ranga Reddy District.
9. Sri Mohd. Arafatuddin Khan, S/o. Sri Mohd. Azeemuddin Khan, Occ. Business R/o. 2-2-548/4, Charminar, Hyderabad.
(Addressees 1 to 9 by SPAD)
10. One CC to Sri Shyam S Agrawal Advocate [OPUC]
11. One CC to Sri M. Pranav, Advocate (OPUC)
12. Two CC to GP for Revenue, High Court for the State of Telangana, at Hyderabad [OUT]
13. One spare copy

HIGH COURT

BVR, J

DATED: 16-04-2026

NOTE: LIST ON 28.04.2026

ORDER

WP NOS: 10901, 11329, 11378, 11579 AND 11768 OF 2026

STATUS QUO

