

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

MONDAY, THE TWENTIETH DAY OF APRIL
TWO THOUSAND AND TWENTY SIX

:PRESENT:
THE HONOURABLE SRI JUSTICE B.VIJAYSEN REDDY
WP NO: 12034 OF 2026

Between

Gujja Krishna Reddy, S/o.Late Parvath Reddy.

Petitioner

AND

1. The State of Telangana, Rep. by its Principal Secretary, Revenue Department, Secretariat Hyderabad.
2. The Revenue Divisional Officer, Achampet Division, Nagarkurnool District.
3. The Tahsildar, Achampet Mandal, Nagarkurnool District.
4. Gujja Jayalaxmamma, W/o. Late Pulla Reddy, aged about 53 years, Occ. Housewife, Palkapally village, Achampet Mandal, Nagarkurnool District.
5. Gujja Karthik Reddy, S/o.Late Pulla Reddy, aged about 36 years, Occ. Pvt. Employee, R/o. Palkapally village, Achampet Mandal, Nagarkurnool District.
6. Gujja Vinay Reddy, S/o.Late Pulla Reddy, aged about 34 years, Occ. Pvt. Employee, R/o. Palkapally village, Achampet Mandal, Nagarkurnool District.

Respondents

WHEREAS the Petitioner above named through his Advocate Sri M DAMODAR REDDY 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 an order or direction more particularly one in the nature of Writ of Mandamus declaring the action of the 2nd respondent in issuing the impugned notice vide letter No. E/472/2026, dated 13-03-2026 in entertaining the alleged appeal said to have been filed by the respondents 4 to 6 for seeking correction of the ROR entries and for cancellation of the Dharani passbook of the petitioner in respect of the agriculture land in Sy. No.71/A, admeasuring Ac. 2-31 at Palkapally village, Achampet Mandal, Nagarkurnool District though the 2nd respondent is not competent authority to entertain the appeal U/Sec. 15 of Bhu Bharati Act, 2025 and further though declaratory suit as filed by the respondents 4 to 6 in O.S.71/2024 is pending adjudication before the civil court, as illegal, unlawful, contrary to law and consequently direct the 2nd respondent to withdraw the notice without disturbing the ROR entries and Dharani passbook of the petitioner in respect of the above land.

AND WHEREAS the High Court upon perusing the petition and affidavit filed herein and upon hearing the arguments of Sri. M DAMODAR REDDY Advocate for the Petitioner, Mr. H. Rakesh Kumar, Assistant Government Pleader for Revenue for the Respondent Nos. 1 to 3, directed issue of notice to the Respondent Nos. 4 to 6 herein to show cause as to why this WRIT PETITION should not be admitted.

You viz:

1. Gujja Jayalaxmamma, W/o. Late Pulla Reddy, aged about 53 years, Occ. Housewife, Palkapally village, Achampet Mandal, Nagarkurnool District.
2. Gujja Karthik Reddy, S/o. Late Pulla Reddy, aged about 36 years, Occ. Pvt. Employee, R/o. Palkapally village, Achampet Mandal, Nagarkurnool District.
3. Gujja Vinay Reddy, S/o. Late Pulla Reddy, aged about 34 years, Occ. Pvt. Employee, R/o. Palkapally village, Achampet Mandal, Nagarkurnool District.

are directed to show cause on or before 24.06.2026 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.

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 stay of all further proceedings in pursuant to the impugned notice dated 13-03-2026 issued by the 2nd respondent vide letter No. E/472/2026 on the alleged appeal said to have been filed by the respondents 4 to 6 challenging the ROR entries and Dharani passbook of the petitioner in respect of the land in No. Sy. No.71/A, admeasuring Ac. 2-31 at Palkapally village, Achampet Mandal, Nagarkurnool District, pending disposal of WP No 12034 of 2026, on the file of the High Court.

The Court made the following:

ORDER

Issue notice to respondent Nos.4 to 6.

Learned counsel for the petitioners is permitted to take out personal notice to respondent Nos.4 to 6 by Speed Post with Acknowledgment Due and file proof of service by the next date of hearing.

Heard Mr. M. Damodar Reddy, learned counsel for the petitioner.

Mr. H. Rakesh Kumar, learned Assistant Government Pleader for Revenue, seeks time to get instructions.

Learned counsel for the petitioner submitted that impugned proceedings on the file of respondent No.2 pursuant to so called appeal filed by respondent Nos.4 to 6 under Section 15 of the Telangana Bhu Bharati (Record of Rights in Land) Act 2025 in respect of the land admeasuring Acs.2-31 guntas in Survey No.71/A situated at Palkapally Village, Achampet Mandal, Nagar Kurnool

District, is without jurisdiction and not maintainable as respondent Nos.4 to 6 have filed a suit in O.S. No.71 of 2024 before the learned Junior Civil Judge, Nagar Kurnool District (for short 'trial Court'), seeking declaration of title and recovery of possession in respect of the subject land, which is pending. Earlier, petitioner filed a suit in O.S. No.11 of 2012 against respondent Nos.4 to 6 before trial Court seeking perpetual injunction in respect of the subject land, which was decreed by the judgment dated 25.04.2023.

In view of the decree passed in O.S. No.11 of 2012 by the judgment dated 25.04.2023 and pendency of suit in O.S. No.71 of 2024, *prima facie*, impugned proceedings are not maintainable.

Hence, there shall be interim stay of all further proceedings pursuant to the notice issued by respondent No.2 *vide* Lr.No.E/472/2026 dated 13.03.2026, until further orders.

List the matter on 24.06.2026.

Sd/- T.SRIDEVI
ASSISTANT REGISTRAR

//TRUE COPY//


SECTION OFFICER

To,

1. The Principal Secretary, Revenue Department, Secretariat Hyderabad, State of Telangana.[by SPAD]
2. The Revenue Divisional Officer, Achampet Division, Nagarkurnool District.[by SPAD]
3. The Tahsildar, Achampet Mandal, Nagarkurnool District.[by SPAD]
4. Gujja Jayalaxmamma, W/o. Late Pulla Reddy, aged about 53 years, Occ. Housewife, Palkapally village, Achampet Mandal, Nagarkurnool District.[by SPAD-along with a copy of petition and affidavit]
5. Gujja Karthik Reddy, S/o.Late Pulla Reddy, aged about 36 years, Occ. Pvt. Employee, R/o. Palkapally village, Achampet Mandal, Nagarkurnool District.[by SPAD-along with a copy of petition and affidavit]
6. Gujja Vinay Reddy, S/o.Late Pulla Reddy, aged about 34 years, Occ. Pvt. Employee, R/o. Palkapally village, Achampet Mandal, Nagarkurnool District.[by SPAD-along with a copy of petition and affidavit]
7. One CC to Sri. M DAMODAR REDDY Advocate [OPUC]
8. Two CCs to GP FOR REVENUE, High Court for the State of Telangana, at Hyderabad [OUT]
9. One spare copy

HIGH COURT

BVR, J

DATED: 20-04-2026



**LIST THE MATTER ON
24.06.2026.**

NOTICE BEFORE ADMISSION

WP.No.12034 of 2026

INTERIM STAY