

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

WEDNESDAY, THE TWENTY SECOND DAY OF APRIL
TWO THOUSAND AND TWENTY SIX

:PRESENT:
THE HON'BLE SRI JUSTICE B.VIJAYSEN REDDY
WP NO: 12653 OF 2026

Between

Palle Baleshwar, S/o. P. Venkataiah,

Petitioner

AND

1. The State of Telangana, rep. by its Principal Secretary, Revenue Department, Secretariat, Hyderabad.
2. The District Collector, Ranga Reddy District at Kongarakalan.
3. The Revenue Divisional Officer, Shadnagar Division, Ranga Reddy District.
4. The Tahsildar, Farooqnagar Mandal, Ranga Reddy District.
5. Sanugomula Kishta Reddy, S/o. Ram Reddy, R/o. Kammadanam village, Farooqnagar Mandal, Ranga Reddy District.
6. Sanugomula Anji Reddy, S/o. Ram Reddy, R/o. Kammadanam village, Farooqnagar Mandal, Ranga Reddy District.

Respondents

WHEREAS the Petitioner above named through his Advocate M/s. Bharadwaj Associates, 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 of Mandamus or any other appropriate writ declaring that the 3rd respondent, in adjudicating the claim of the respondents 5 and 6 in File No.1679 of 2022 (in respect of land admeasuring Ac.57-16 guntas in Sy.No.74, 75 and 76 and Ac.98-18 guntas in Sy.No.70, 71, 72, 73 and 77) of Kammadanam village, Farooqnagar Mandal, Ranga Reddy District) has no jurisdiction to disturb or invalidate the Occupancy Rights Certificate of the predecessor of the petitioner namely Thandra Buchi Reddy, S/o. Pulla Reddy dated 25.09.1986 and consequently restrict the adjudication of the claim of respondents 5 and 6 to other lands other than Ac.5-00 in Sy.No.74 of Kammadanam village, Farooqnagar Mandal and direct the respondents not to interfere with the possession and enjoyment of the petitioner over the land admeasuring Ac.5- 00 in Sy.No.74 of the said village;

AND WHEREAS the High Court upon perusing the petition and memorandum of grounds filed herein and upon hearing the arguments of Sri Vedula Venkataramana, Senior Counsel, representing M/s. Bharadwaj Associates, Advocate for the Petitioner, 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. Sanugomula Kishta Reddy, S/o. Ram Reddy, R/o. Kammadanam village, Farooqnagar Mandal, Ranga Reddy District.
2. Sanugomula Anji Reddy, S/o. Ram Reddy, R/o. Kammadanam village, Farooqnagar Mandal, Ranga Reddy District.

are directed to show cause on or before 17-06-2026 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 the writ petition, the High Court may be pleased to direct the respondents not to interfere with the possession and enjoyment of the petitioner in respect of Ac.5-00 of land in Sy.No.74 of Kammadanam village, Farooqnagar Mandal, Ranga Reddy District, pending disposal of WP No 12653 of 2026, on the file of the High Court.

I.A. NO: 2 OF 2026:

Petition under Section 151 of C.P.C., praying that in the circumstances stated in the affidavit filed in the writ petition, the High Court may be pleased to grant stay of all further proceedings in File No.1679 2022 on the file of the 3rd respondent in which enquiry is ongoing for grant of Section 38E ownership certificate in respect of the lands in Sy. Nos.74, 75 and 76 admeasuring Ac.57-16 guntas and Sy.Nos.70, 71, 72, 73 and 77 admeasuring Ac.98-18 of Kammadanam village, Farooqnagar Mandal, Ranga Reddy District to the extent of Ac.5-00 of land in Sy.No.74 of Kammadanam village, Farooqnagar Mandal, Ranga Reddy District, pending disposal of WP No. 12653 of 2026, on the file of the High Court.

The Court made the following:

ORDER:

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 Speed Post with Acknowledgment Due and file proof of service by the next date of hearing.

Heard Mr. Vedula Venkataramana, learned senior counsel, appearing for M/s. Bharadwaj Associates, learned counsel for the petitioner.

Mr. L. Ravinder, learned Assistant Government Pleader for Revenue, appearing for respondent Nos.1 to 4, seeks time to get instructions.

Learned senior counsel submitted that the petitioner purchased the land admeasuring Ac.0-16 guntas out of Acs.5-00 guntas in Survey No.74 of Kammadanam

Village, Farooqnagar Mandal, Ranga Reddy District, under registered sale deed bearing document No.3705 of 2015 dated 06.10.2016 from Mr. C. Sudheer Reddy and Mr. Nallavolu Rajashekar Reddy who acquired title to the property from the Occupancy Rights Certificate (ORC) holder, Mr. Tandra Buchi Reddy *vide* certificate bearing Dis.No.K/3837/86 dated 25.09.1986. The vendor of the petitioner was issued pattadar passbook and title deed to an extent of Acs.5-00 guntas of land.

Learned senior counsel submitted that apart from Ac.0-16 guntas of land, petitioner is also desirous to purchase remaining extent of land out of Acs.5-00 guntas. It is submitted that respondent Nos.5 and 6 have approached respondent No.3 seeking issuance of ownership certificate under Section 38E of the Telangana Tenancy and Agricultural Lands Act 1950 (for short 'Act 1950') for the land admeasuring Acs.98-18 guntas in Survey Nos.70, 71, 72, 73 and 77 of Kammadanam Village.

Learned senior counsel submitted that the protected tenancy rights were surrendered by the predecessors of respondent Nos.5 and 6 to the landlords and their names were struck off in the final tenancy record by the proceedings of respondent No.4 in File No.B5/827, 828/1967. The matter was carried in appeal before the Joint Collector in Appeal Nos.F1/3, 4/2005, which came to be allowed by order dated 02.04.2005 and the tenancy rights were restored. Civil Revision Petitions were filed by the aggrieved persons in C.R.P. Nos.4620 of 2005 and 4988 of 2006 challenging the order of appellate authority dated 02.04.2005, and the CRPs were dismissed by the order dated 09.07.2013, which was also confirmed by the Hon'ble Supreme Court in SLP Nos.8209-8210 of 2014.

Learned senior counsel submitted that assuming tenancy rights have been restored and subsisting as on date, respondent Nos.5 and 6 cannot seek for ownership certificate under Section 38E of the Act 1950 at this length of time. Moreover, when the lands were inam lands and covered by ORC, question of granting ownership under the Act 1950 does not arise.

Prima facie, impugned proceedings are without jurisdiction.

Hence, there shall be interim stay of all further proceedings in File No.1679/2022 only to an extent of Acs.5-00 guntas in Survey No.74 of Kammadanam Village, Farooqnagar Mandal, Ranga Reddy District, until further orders.

Further, there shall be interim direction to respondent authorities not to interfere with the peaceful possession and enjoyment of the petitioner over the land

admeasuring Ac.0-16 guntas out of Acs.5-00 guntas in Survey No.74 of Kammadanam Village, Farooqnagar Mandal, Ranga Reddy District, pending further orders.

List the matter on 17.06.2026.

Sd/- M.OSMAN ALI BAIG
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 at Kongarakalan
3. The Revenue Divisional Officer, Shadnagar Division, Ranga Reddy District.
4. The Tahsildar, Farooqnagar Mandal, Ranga Reddy District. (Addressees 1 to 4 BY SPAD)
5. Sanugomula Kishta Reddy, S/o. Ram Reddy, R/o. Kammadanam village, Farooqnagar Mandal, Ranga Reddy District.
6. Sanugomula Anji Reddy, S/o. Ram Reddy, R/o. Kammadanam village, Farooqnagar Mandal, Ranga Reddy District. (Addressees 5 & 6 BY SPAD along with a copy of petition and affidavit)
7. Two CCs to GP for Revenue, High Court for the State of Telangana, at Hyderabad (OUT)
8. One CC to M/s.Bharadwaj Associates, Advocates (OPUC)
9. One Spare Copy

HIGH COURT

BVR,J

DATE; 22-04-2026



NOTE: POST ON 17-06-2026

NOTICE BEFORE ADMISSION

WP. NO. 12653 OF 2026

**INTERIM STAY
&
INTERIM DIRECTION**