

**IN THE HIGH COURT FOR THE STATE OF TELANGANA
AT HYDERABAD
(Special Original Jurisdiction)**

**MONDAY, THE FOURTH DAY OF MAY
TWO THOUSAND AND TWENTY SIX**

PRESENT

THE HONOURABLE SRI JUSTICE B. VIJAYSEN REDDY

WRIT PETITION NO: 15357 OF 2026

Between:

Sri. Puchala Venkata Ramana Reddy @ Ramana Reddy, S/o. P. Narayana Reddy, Aged about. 56 years, Occ: Driver, R/o. H.No. 1/143, Bonkoor, Mennipadu Village, Undavelly Mandal, Jogulamba Gadwal District-509128

...PETITIONER

AND

1. The State of Telangana, Rep. by its Principal Secretary, Revenue Department, Dr. B.R. Ambedkar, Secretariat Liberty Junction-Hill Fort, Hyderabad.
2. The District Collector, Jogulamba Gadwal District.
3. The Revenue Divisional Officer, Gadwal Division, Jogulamba Gadwal District.
4. The Tahsildar, Undavelly Mandal, Jogulamba Gadwal District.
5. Puchala Srinivasa Reddy, S/o Late P. Narayana Reddy, R/o. Mennipadu Village, Undavelly Mandal, Jogulamba Gadwal District.

...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 an appropriate Writ, Order or Direction, more particularly one in the nature of Writ of Mandamus, declaring the action of Respondent Nos. 3 and 4 in entertaining the application no. ROS022002958435 and issuing impugned notice dated 26/09/2025, 24/04/2026 made by the Respondent No. 5 for validation of an alleged fraudulent and unregistered document dated 11/04/2014, pertaining to agricultural land admeasuring Ac. 3.00 guntas comprised in Survey Nos. 17/1, 17/2A, and 17/2B, situated at Mennipadu Village, Undavelly Mandal, Jogulamba Gadwal District, as illegal, arbitrary, without jurisdiction, vitiated by mala fides, contrary to the settled principles of law governing registration and title, and violative of Articles 14 and 300-A of the Constitution of India and Consequently direct the Respondents 2 to 4 to do not entertain and process the application no. ROS022002958435 and set aside the

impugned notice 24/04/2026 issued by the respondent no.3 under Rule 6(2) of the Telangana Bhu Bharathi (Record of Rights in Land) Rules, 2025, for validation of an alleged fraudulent and unregistered document dated 11/04/2014, pertaining to agricultural land admeasuring Ac. 3.00 guntas comprised in Survey Nos. 17/1, 17/2A, and 17/2B, situated at Mennipadu Village, Undavelly Mandal, Jogulamba Gadwal District

I.A. 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 for all further proceedings pursuant to the subject matter and the impugned notice arising out of Application No. ROS022002958435, filed by the respondent no.5 for validation of alleged fraud unregistered transaction in respect of land admeasuring Ac.3:00 guntas in Survey Nos. 17/1, 17/2A and 17/28 situated at Mennipadu Village, Undavelly Mandal, Jogulamba Gadwal District, until pending disposal of the present writ petition

Counsel for the Petitioner: Ms. B. KEERTHI REDDY

**Counsel for the Respondent No.1 to 4: SRI L. RAVINDER,
ASST. GP FOR REVENUE**

Counsel for the Respondent No.5: - - - -

The Court made the following: ORDER

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

HONOURABLE SRI JUSTICE B. VIJAYSEN REDDY

WRIT PETITION No.15357 OF 2026

DATE OF ORDER: 04.05.2026

Between:

Puchala Venkata Ramana Reddy

...Petitioner

AND

The State of Telangana
Represented by its Principal Secretary,
Revenue Department, Secretariat, Hyderabad and others.

...Respondents

ORDER : (ORAL)

Heard Ms. B.Keerthi Reddy, learned counsel for the petitioner;
Mr. L.Ravinder, learned Assistant Government Pleader for Revenue, appearing
for the respondents; and perused the material on record.

2. Learned counsel for the petitioner submitted that objections have been submitted by the petitioners on 21.10.2026 to the regularization application bearing No.ROS022002958435 submitted by respondent No.5 pursuant to the notice issued by respondent No.3, however, the same have not been considered so far.

3. Learned Assistant Government Pleader for Revenue submitted that objections ought to have been filed by the petitioner before respondent No.3 and not respondent No.4.

4. Learned counsel for the petitioner submitted that the petitioner is the owner and possessor of the land admeasuring Acs.7-17 guntas in Survey Nos.17/1, 17/2A and 17/28, situated at Mennipadu Village, Undavelly Mandal, Jogulamba Gadwal District by virtue of pattadar pass book No.T02110060258 with Khata No.472. The petitioner did not execute any document in favour of respondent No.5. However, alleging that unregistered agreement of sale dated 11.04.2014 was entered into by the petitioner with respondent No.5, regularization is filed. Learned counsel submitted that in fact, such document is fabricated and as such, cannot be regularized.

5. It needs to be adjudicated whether, the document styled as agreement of sale is a sale deed and eligible for regularziation under the provisions of the Andhra Pradesh Rights in Land and Pattadar Pass Books Act, 1971 read with Section 6 of the Telangana Bhu Bharati (Record of Rights in Land) Act, 2025 and G.O.Ms. No.76.

6. As it is submitted that the petitioner has filed objections before respondent No.4 and not respondent No.3 who is the competent authority, the petitioner is directed to submit objections before respondent No.3 to the impugned notices dated 26.09.2025 and 24.04.2026 within a period of one (1) week from today. On receipt of such objections, respondent No.3 shall consider the same, by giving opportunity of hearing to the petitioner and respondent No.5, and to all

concerned/interested persons, and pass appropriate orders in accordance with law, within a period of one (1) month thereafter.

7. With the above observations, this writ petition is disposed of. There shall be no order as to costs.

As a sequel thereto, miscellaneous applications, if any, pending in the writ petition, stand closed.

**SD/- C. DEEPIKA
ASSISTANT REGISTRAR**

//TRUE COPY//

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SECTION OFFICER

To,

1. The Principal Secretary, Revenue Department, The State of Telangana, Dr. B.R. Ambedkar, Secretariat Liberty Junction-Hill Fort, Hyderabad.
2. The District Collector, Jogulamba Gadwal District.
3. The Revenue Divisional Officer, Gadwal Division, Jogulamba Gadwal District.
4. The Tahsildar, Undavelly Mandal, Jogulamba Gadwal District.
5. One CC to Ms. B. KEERTHI REDDY, Advocate [OPUC]
6. Two CCs to GP FOR REVENUE, High Court for the State of Telangana, at Hyderabad [OUT]
7. Two CD Copies

BN



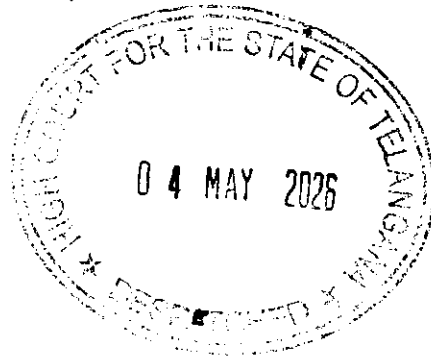
CC TODAY

HIGH COURT

DATED: 04/05/2026

ORDER

WP.No.15357 of 2026



**DISPOSING OF THE WRIT PETITION
WITHOUT COSTS**

(10) (Sd. S.)
4/5/26