

HIGH COURT FOR THE STATE OF TELANGANA AT HYDERABAD

WEDNESDAY, THE SIXTH DAY OF MAY
TWO THOUSAND AND TWENTY SIX

:PRESENT:

THE HONOURABLE SRI JUSTICE B.VIJAYSEN REDDY

WP NO: 16120 OF 2026

Between:

Smt. Bhupati Raju Ushasri, W/o. Late Sri. Bhupati Raju Viswanath Raju

...PETITIONER

AND

1. The State of Telangana, Rep., by its Principal Secretary Revenue Department Secretariat Building, Hyderabad.
2. The District Collector, Medchal-Malkajgiri District.
3. The Revenue Divisional Officer, Keesara Division Medchal-Malkajgiri District.
4. The Tahsildar, Medchal Mandal Medchal-Malkajgiri District.
5. Mandal Girdawar, Medchal Mandal Medchal-Malkajgiri District.
6. Smt. Yerrolla Balamani, W/o. Late Yerrolla Chinna Yadagiri, Aged about 48 years, Occ: Housewife, R/o. 1-16, Kandlakoya Village, Medchal Mandal, Medchal-Malkajgiri District, Telangana.

...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 a writ in the nature of a mandamus declaring the action of the Respondents No.1 to 4, particularly Respondent No.2, in failing to implement a valid mutation order passed in the year 2018 in favour of the Petitioner's husband with respect to land ad-measuring Ac. 00-0525 Gts in Sy.No.124/అ/అ and Ac., 00-0750 Gts in Sy.No.124/అ/అ of Kandlakoi Village, Medchal Mandal, Medchal-Malkajgiri District (erstwhile Ranga Reddy District) (hereinafter referred to as "Subject Property" and instead granting succession in respect of the same in favour of the Respondent No.6 vide Transaction No.2300359706 and inserting the name of the Respondent No.6 in the Dharani records, thereby issuing Pattadar Passbook bearing No.T06100250652 to the Respondent No.6, as illegal, arbitrary, unconstitutional and in violation of the principles of natural justice and consequently:-

- (i) Direct the Respondents No.1 to 4 to delete the name of the Respondent No.6 as the Pattadar of the Subject Land from the Bhu Bharti records, thereby cancelling the Pattadar passbooks issued in favour of Respondent No.6.

- (ii) Direct the Respondents No.1 to 4 to include the name of the Petitioner as the Pattadar of the Subject land, thereby issuing fresh Pattadar Passbooks in the name of the Petitioner.

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 writ petition, the High Court may be pleased to direct the Respondents No.2 to 4 to not entertain any documents for registration presented by the Respondent No.6 with respect to the land ad-measuring Ac. 00-0525 Gts. in Sy.No.124/అ/అ and Ac., 00-0750 Gts in Sy.No.124/అ/అ of Kandlakoi Village, Medchal Mandal, Medchal-Malkajgiri District (erstwhile Ranga Reddy District), pending disposal of WP.No.16120 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 support of the writ petition, the High Court may be pleased to restrain the Respondent No.6 from creating any third-party rights, including from alienating the land ad-measuring Ac. 00-0525 Gts. in Sy.No.124/అ/అ and Ac., 00-0750 Gts in Sy.No.124/అ/అ of Kandlakoi Village, Medchal Mandal, Medchal-Malkajgiri District (erstwhile Ranga Reddy District), pending disposal of WP.No.16120 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 upon hearing the arguments of SMT. ZAINAB KHAN Advocate for the Petitioner and GP FOR REVENUE for the Respondents, the Court made the following.

ORDER:

It is submitted that Sri Bhupathi Raju Viswanath Raju (late), the husband of the petitioner, purchased land admeasuring Ac.0-07½ guntas in Survey No.124 part, situated at Kandlakoi Village and Mandal, Medchal-Malkajgiri District (erstwhile Ranga Reddy District) from Sri Yerrolla Chinna Yadagiri, the husband of respondent No.6 under registered sale deed bearing document No.4396 of 1995 dated 21.04.1995 (Ex.P2). The petitioner purchased another extent of land admeasuring 302.5 Square Yards (Ac.0-02½ guntas) situated at Kandlakoi Village, Medchal Mandal, Ranga Reddy District, from Smt. P.Shobha Rani under registered sale deed bearing document No.5642 of 1997 dated 03.12.1997 who in turn purchased the same from Sri Yerrolla Chinna Yadagiri. Taking advantage of continuation of name of Sri Yerrolla Chinna Yadagiri in the revenue records, respondent No.6 applied for succession in respect of

land admeasuring without disclosing earlier sale by her husband and succession was sanctioned pursuant to her application No.2300359706 and thereafter, pattadar passbook bearing No. 106100250652 was also issued.

Learned counsel for the petitioner submitted that on representation of the petitioner, enquiry was conducted by respondent No.4 and report was submitted *vide* Lr. No.B/3833/2024 dated 17.01.2025 stating that the petitioner is in physical possession of the subject land and succession was erroneously issued in favour of respondent No.6 in respect of the land admeasuring Ac.0-13 guntas in Survey No.124/A/AA, situated at Kandlakoi Village (including subject land) without having any title and same may be cancelled. Learned counsel further submitted that having issued report dated 17.01.2025, endorsement bearing No.B/252/2026 dated 23.02.2026 has been issued by respondent No.4 directing petitioner to approach appropriate civil forum for redressal of her grievance.

Prima facie, the impugned endorsement dated 23.02.2026 is unsustainable being contrary to the earlier decision of respondent No.4 *vide* Lr. No.B/3833/2024 dated 17.01.2025. At any rate, petitioner's husband has already purchased the subject land under the above referred registered sale documents and question of respondent No.6 applying for succession for the said land does not arise.

In the light of the above observations, there shall be interim direction to respondent No.4 not to entertain any transaction in respect of land admeasuring Ac.0-0525 guntas in Survey No.124/అ/అ and Ac.0-0750 guntas in Survey No.124/అ/అ of Kandlakoi Village, Medchal Mandal, Medchal-Malkajgiri District till the next date of hearing.

List the matter on 30.06.2026.

Sd/- P.C.SULEKHA DEVI
ASSISTANT REGISTRAR

//TRUE COPY//


SECTION OFFICER

To,

1. The Principal Secretary, Revenue Department, State of Telangana, Secretariat Building, Hyderabad.
2. The District Collector, Medchal-Malkajgiri District.
3. The Revenue Divisional Officer, Keesara Division Medchal-Malkajgiri District.
4. The Tahsildar, Medchal Mandal Medchal-Malkajgiri District.
5. Mandal Girdawar, Medchal Mandal Medchal-Malkajgiri District.
6. Smt. Yerrolla Balamani, W/o. Late Yerrolla Chinna Yadagiri, Aged about 48 years, Occ: Housewife, R/o. 1-16, Kandlakoya Village, Medchal Mandal, Medchal-Malkajgiri District, Telangana [RR 1 to 6 By SPAD].
7. One CC to SMT. ZAINAB KHAN, Advocate [OPUC].
8. Two CCs to GP FOR REVENUE, High Court for the State of Telangana, at Hyderabad [OUT]
10. One spare copy

HIGH COURT

BVR,J

DATED: 06-05-2026

LIST ON 30.06.2026



ORDER

WP.No.16120 of 2026

INTERIM DIRECTION