



2026:TSHC:8241

[3183]

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

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

PRESENT

THE HONOURABLE SRI JUSTICE B.VIJAYSEN REDDY

WRIT PETITION NO: 16287 OF 2026

Between:

Ghousia Begum @ Nafees Sultana, W/o.Late Mohd Abdul Aziz, Aged. 81 years, Occ. Household, R/o.H.No.16-10-1/2/A/1, Opp. Mehboob Mansion Race Course Road, Malakpet, Hyderabad, T.G. Rep. by her GPA Holder, Mr. Syed Abdul Kaleem, S/o.Late Syed Abdul Qadeer, Aged. 50 years, Occ. Business, R/o.H.No.12-2-725/5/A/1, 301, Business Avenue, Rethibowli, Mehdiapatnam, Hyderabad-500008.

...PETITIONER

AND

1. The State of Telangana, Rep. by its Principal Secretary, Revenue Department, Telangana Secretariat, Hyderabad, T.G.
2. The District Collector, Mahabubabad District, Telangana.
3. The Revenue Divisional Officer, Mahabubabad Division, Mahabubabad District.
4. The Tahsildar, Gudur Mandal, Mahabubabad District.
5. Mr. Venkanna, S/o.Saiiu, Age. Not Known, Occ. Not Known,
6. Mr. Sailu, S/o.Mallaiah, Age. Not Known, Occ. Not Known,
7. Mr. Somaiah, S/o.Venkataiah, Age. Not Known, Occ. Not Known,
8. Mr. Bixam, S/o.Lachaiah, Age. Not Known, Occ. Not Known,
9. Mr. Venkanna, S/o.Uppalaiah, Age. Not Known, Occ. Not Known,
10. Mr. Komineni Venkanna, S/o.Nlallaiah, Age. Not Known, Occ. Not Known,

5 to 10 are R/o.Seetanagaram Village, Gudur Mandal, Mahabubabad District, T.G.

...RESPONDENTS



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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 declaring that the action of the Respondent Nos.2 to 4, more particularly, Respondent No.3 in regularizing the Petitioner agricultural land in Survey No.1/14E, 1/15/E, 9/E, 10/E, 11/E, 12/E, 13/E, 14/E, 15/E, 23/E, 26/E, 27/e, 28/E, 32/E, 33/E, 34/E, 56/E, 57/E, 58/1/E, 69/E, 70/E, 71/E, 74/5/1/E, 76/1/E, 77/E, 87/E, 90/E, 92/E, total admeasuring Ac.140.00 gts, situated at Seetanagar Village, Gudur Mandal, Mahabubabad District, T.G. in favour of the unofficial Respondent in pursuance to the notice dated 28.04.2026 issued under Telangana Bhu Bharathi (Record of Rights in Land) Rules, 2025 without conducting detailed proper enquiry and hearing and without giving an opportunity of hearing to the Petitioner as illegal, arbitrary and unconstitutional against the principles of natural justice and against the rules and procedures contemplated under the Telangana Bhu Bharathi (Record of Rights in Land) Rules, 2025 and consequently direct the official Respondents No.2 to 4, more particularly, Respondent No.3 to stay all further proceedings pursuant to the notice dated 28.04.2026 issued under Rule 6(2) of the Telangana Bhu Bharathi (Record of Rights in Land) Rules, 2025 including any regularization/transfer of Petitioner agricultural land in Survey No.1/1, 1/2, 1/14E, 1/15/E, 9/E, 10/E, 11/E, 12/E, 13/E, 14/, 15/E, 23/E, 26/E, 27/e, 28/E, 32/E, 33/E, 34/E, 56/E, 57/E, 58/1/E, 69/E, 70/E, 71/E, 74/5/1/E, 76/1/E, 77/E, 87/E, 90/E, 92/E, total admeasuring Ac.140.00 gts, situated at Seetanagar Village, Gudur Mandal, Mahabubabad District, T.G. by granting pattedar passbooks, etc. pending disposal of the main writ petition in the interest of justice.

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 direct the official Respondents No.2 to 4, more particularly, Respondent No.3 to stay all further proceedings pursuant to the notice dated 28.04.2026 issued under Rule 6(2) of the Teiangana Bhu Bharathi (Record of Rights in Land) Rules, 2025 including any regularization/transfer of Petitioners agricultural land in Survey No.1/14AA, 1/15/M, 9/M, 10/AA, 11/AA, 12/AA, 13/M, 14/AA, 15/AA, 23/AA, 26/AA, 27/AA, 28/AA, 32/AA, 33/AA, 34/AA, 56/AA, 57/AA, 58/1/M, 69/AA, 70/AA, 71/AA, 74/5/1/AA, 76/1/AA,



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77/AA, 87/AA, 90/AA, 92/AA, total admeasuring Ac.140.00 gts, situated at Seetanagar Village, Gudur Mandal, Mahabubabad District, T.G. by granting pattedar passbooks, etc. pending disposal of the main writ petition in the interest of justice.

Counsel for the Petitioner : SRI M.A.BASITH

Counsel for the Respondents No.1to4: SRI L.RAVINDER, AGP FOR REVENUE

Counsel for the Respondents No.5to10 : --

The Court made the following: ORDER



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

HONOURABLE SRI JUSTICE B. VIJAYSEN REDDY

WRIT PETITION No.16287 OF 2026

DATE OF ORDER: 06.05.2026

Between:

Ghousia Begum @ Nafees Sultana

...Petitioner

AND

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

...Respondents

ORDER : (ORAL)

This writ petition is filed by the petitioner seeking to declare the action of respondent No.3 in regularizing her land admeasuring Acs.140-00 guntas in Survey Nos.1/14E, 1/15/E, 9/E, 10/E, 11/E, 12/E, 13/E, 14/E, 15/E, 23/E, 26/E, 27/E, 28/E, 32/E, 33/E, 34/E, 56/E, 57/E, 58/1/E, 69/E, 70/E, 71/E, 74/5/1/E, 76/1/E, 77/E, 87/E, 90/E and 92/E, situated at Seetanagar Village, Gudur Mandal, Mahabubabad District, in favour of respondents No.5 to 10, without conducting enquiry and contrary to the provisions of the Telangana Bhu Bharathi (Record of Rights in Land) Rules 2025 (for short 'Rules'), as being illegal, arbitrary and unconstitutional.

2. Heard Mr. M.A.Basith, learned counsel for the petitioner; Mr. L.Ravinder, learned Assistant Government Pleader for Revenue, appearing for respondents No.1 to 4; and perused the material on record.

3. The petitioner claims to be the absolute owner and possessor of the subject land having acquired the same through inheritance and succession from her father by name Mr. Mohammed Abdul Aziz. The name of Mr. Mohammed Abdul Aziz was recorded as pattedar and possessor in respect of the subject land in the Khasra pahani for the year 1954-55; he died in the year 1975 leaving behind one son by name Mr. Khaja Abdul Waheed and three daughters by name Ms. Mehboobunnisa Begum, Ms. Subhani Begum and Ms. Ghousia Begum (the petitioner herein) who inherited the estate through intestate succession. The names of the petitioner and her brother and sisters were incorporated in the revenue records; the petitioner made application for granting succession in respect of the subject land. While so, the petitioner came to know that respondents No.5 to 10 made applications bearing Nos.ROS022003932248, ROS022003205615, ROS022003281624, ROS022003225320, ROS022003227233, ROS022003576216, based on fictitious sale documents alleging that the subject land has been sold by the petitioner and others to them. In that connection, the petitioner submitted representation dated 28.11.2025 requesting respondents No.2 to 4 not to entertain any application for regularization of the subject land. The petitioner was



shocked to receive the impugned notices from respondent No.3 issued under Rule 6(2) of the Rules dated 28.04.2026 directing her to submit relevant documents pertaining to the subject land along with affidavit. Pursuant thereto, the petitioner personally made her appearance on 28.04.2026 in the office of respondent No.3 by submitting affidavit stating that the petitioner never transferred the subject land by way of alienation, sale etc. in favour of respondents No.5 to 10 and requested respondent No.3 to reject the applications submitted by respondents No.5 to 10. Learned counsel for the petitioner submitted that without considering the earlier representation/objections submitted by the petitioner on 28.11.2025, respondent No.3 is proceeding with the enquiry and seeking to regularize the alleged unregistered sale deed in respect of the subject land in favour of respondents No.5 to 10.

4. Learned Assistant Government Pleader for Revenue submitted that this writ petition is premature. The genuineness or otherwise of the unregistered alienation is a question of fact and would be decided by respondent No.3 in the enquiry. On mere apprehension, the petitioner approached this Court. There are no merits in this writ petition and liable to be dismissed.

5. In the light of the above submissions, without entering into the merits of the case, this writ petition is disposed of directing respondent No.3 to consider the petitioner's representations/objections dated 28.06.2025 and 28.11.2025



to the regularization applications submitted by respondents No.5 to 10 bearing Nos.ROS022003932248 (land admeasuring Ac.1-00 guntas in Survey No.1/14 and Ac.0-27 guntas in Survey No.1/6), ROS022003205615 (Ac.1-08 guntas in Survey No.1/14, Ac.1-29 guntas in Survey No.1/14, Ac.0-25 guntas in Survey No.1/5, Ac.0-20 guntas in Survey No.1/5 and Ac.0-19 guntas in Survey No.17) ROS022003281624 (Ac.0-21 guntas in Survey No.1/5), ROS022003225320 (Ac.0-25 guntas in Survey No.1/15 and Acs.3-20 guntas in Survey No.1/15), ROS022003227233 (Ac.1-20 guntas in Survey No.1/15/అ, Acs.2-08 guntas in Survey No.1/15/అ/1 Ac.1-35 guntas in Survey No.1/అ/5), ROS022003576216 (Ac.1-11 guntas in Survey No.14/1) out of the land admeasuring Acs.140-00 guntas, situated at Seetanagar Village, Gudur Mandal, Mahabubabad District, by giving opportunity of hearing to the petitioner and respondent No.5 to 10, and all other concerned/interested persons, and pass appropriate orders in accordance with law. There shall be no order as to costs.

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

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SD/-A. JAYASREE
ASSISTANT REGISTRAR

SECTION OFFICER

To,

1. The Principal Secretary, Revenue Department, Telangana Secretariat, Hyderabad, T.G.
2. The District Collector, Mahabubabad District, Telangana.
3. The Revenue Divisional Officer, Mahabubabad Division, Mahabubabad District.



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4. The Tahsildar, Gudur Mandal, Mahabubabad District.
5. One CC to SRI M.A.BASITH, Advocate. [OPUC]
6. Two CCs to GP FOR REVENUE, High Court for the State of Telangana, at Hyderabad [OUT]
7. Two CD Copies.

BSK

BS

[Signature]

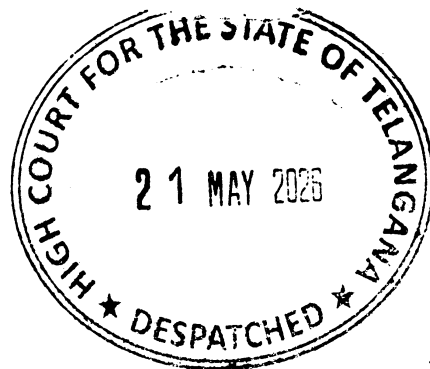


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HIGH COURT

DATED: 06/05/2026

CC TODAY



ORDER

WP.No.16287 of 2026

**DISPOSING OF THE WRIT PETITION
WITHOUT COSTS**

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