



2026:TSHC:8285
[3484]

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

THURSDAY, THE FOURTEENTH DAY OF MAY
TWO THOUSAND AND TWENTY SIX

PRESENT

THE HONOURABLE SRI JUSTICE G.M. MOHIUDDIN

WRIT PETITION NO: 16654 OF 2026

Between:

Mutyala Venkatamma, W/o: Mutyala Sarvaiah, Aged about 62 Years,
Occ. Agriculture, R/o Edammagadda, Chandampeta Mandal, Nalgonda District.

...PETITIONER

AND

1. The State of Telangana, Rep by its Principal Secretary (Revenue), Dr. B. R. Ambedkar Secretariat Bhavan, Hyderabad.
2. The District Collector, Nalgonda, District Nalgonda.
3. The Revenue Division Officer, Devarakonda, Nalgonda District.
4. The Tahasildar, Devarakonda Mandal, Nalgonda 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 pass an orders or issue any directions or issue any appropriate writ more particularly in the nature of WRIT OF MANDAMUS declaring the 4th Respondent order bearing No. B/688/2026 dt.04.05.2026 in deleting number bearing SD2600002974 from the Bhu Bharathi of the Petitioner's patta passbook in Survey no. 657/A/2, an extent Ac. 3-00 Gts., trying to dispossess from the patta land situated at Devarakonda village and mandal, Nalgonda District, which is arbitrary, illegal, and violation of the principles of natural justice under article 14, 21 and 300-A of Constitution of India and Consequently set aside the same.



2026:TSHC:8285

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 suspend the order of the 4th Respondent bearing No. B/688/2026 dt. 04.05.2026 in deleting number bearing SD2600002974 from the Bhu Bharathi of the Petitioners patta passbook in Survey no. 657/A/2, an extent Ac. 3-00 Gts., trying to dispossess from the patta land situated at Devarakonda village and mandal, Nalgonda District, pending disposal of main Writ Petition in the interest of Justice.

Counsel for the Petitioner: SRI PRAVEEN KUMAR VEERJALA

Counsel for the Respondents: SRI L. RAVINDER, AGP FOR REVENUE

The Court made the following: ORDER



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

THE HONOURABLE SRI JUSTICE G.M. MOHIUDDIN

WRIT PETITION No.16654 OF 2026

14th MAY, 2026

Between:

Mutyala Venkatamma.

...Petitioner

AND

The State of Telangana, Represented by
its Principal Secretary (Revenue),
Dr.B.R.Ambedkar Secretariat Bhavan,
Hyderabad and three others.

... Respondents

ORDER :

This Writ Petition is filed under Article 226 of the
Constitution of India, seeking the following relief:-

"...to pass an orders or issue any directions or issue any appropriate writ more particularly in the nature of WRIT OF MANDAMUS declaring the 4th Respondent order bearing No B/688/2026 dt. 04.05.2026 in deleting number bearing SD2600002974 from the Bhu Bharathi of the Petitioner's patta passbook in Survey no 657/A/2, an extent Ac.300 Gts., trying to dispossess from the patta land situated at Devarakonda village and mandal. Nalgonda District which is arbitrary illegal and violation of the principles of natural justice under article 14, 21 and 300A of Constitution of India and Consequently set aside the same and to pass..."

2. Heard Sri Praveen Kumar Veerjala, learned counsel for the
petitioner and Sri L.Ravinder, learned Assistant Government



Pleader for Revenue, appearing for the respondents, and perused the material available on record.

3. Learned counsel for the petitioner submits that the petitioner is the absolute owner and possessor of the land admeasuring Ac.3.00 guntas in Sy.No.657/A/2 situated at Devarakonda Village and Mandal Nalgonda District, having purchased the same from one Smt.P.Ramulamma, who derived title through the decree dated 05.08.1978 passed in O.S.No.242 of 1978 from one Sri B.Kashaiah. Learned counsel further submits that the Tahsildar issued Pattadar Pass book bearing No.T28080082168 with Khata No.60405 to the petitioner after verification of the relevant records. Learned counsel also drew the attention of this Court to the order dated 24.03.2026 passed in W.P.No.8452 of 2026, wherein this Court directed that the maintenance of *Status Quo* for six (6) weeks and permitted respondent No.4 to take steps for cancellation of the passbook, while directing the petitioner not to change the nature of the land in the interregnum. Pursuant thereto, respondent No.4 issued notice No.B/687/2026, dated 06.04.2026 seeking explanation from the petitioner, to which the petitioner submitted a reply on 13.04.2026.



4. It is further contended that respondent No.4 issued Form-I notice dated 13.04.2026 granting fifteen (15) days' time to the petitioner to submit an explanation to the show cause notice issued for cancellation of the Pattadar Pass book, and the petitioner accordingly submitted a reply on 02.05.2026. While the matter stood thus, respondent No.4 issued another notice by way of Form No.1 *vide* proceedings No.B/687/2026 dated 04.05.2026, by deleting the petitioner's entry from the Bhu Bharathi and ordered dispossession. Learned counsel further contended that the petitioner was not served with the said order and that the order was merely pasted on the doors of the petitioner instead of being properly served on him on 08.05.2026. It is also contended that respondent No.4 deleted the name of the petitioner in the revenue records, subject to approval by the District Collector.

5. Learned Assistant Government Pleader for Revenue furnished written instructions and submitted that, as per 1955-58 Chessala pahani, (Khasra pahani of 1954-55), the entire extent in Sy.No.657 admeasuring Ac.125.07 guntas is classified as 'Sarkari Poramboku'. The land was assigned to Smt. Shankara Ramulamma *alias* Pogaaku Ramulamma under the G.O.No.1406 Revenue Department, dated 31.07.1958, under the Laoni Patta Rules and is governed by the provisions of the Telangana Assigned

Lands (Prohibition of Transfers) Act, 1977. He further contended that the provisions of the Telangana Assigned lands (POT) Act, 1977 prohibit alienation or transfer of assigned land and therefore, the transfer made in favour of the petitioner in the year 2018 is *void ab initio*. He further contended that the decree passed in O.S.No.242 of 1978 does not confer any right over the assigned land, as the suit was between private parties and the Government was not made a party thereto. It is also submitted that the order dated 04.05.2026 is a reasoned order based on historical records pertaining to the year 1955-58 and 2013-14, which do not reflect the name of the petitioner or any of her predecessors. It is further contended that the order dated 04.05.2026 as well as Section 4(1)b of the Act provides for an appeal to the Revenue Divisional Officer within three (3) months and, therefore, an adequate and efficacious of alternative remedy is available to the writ petitioner. Hence, the writ petition is not maintainable.

6. Having heard the learned counsel for both parties, this Court is of the view that the impugned order dated 04.05.2026 does not adequately discuss the documentary evidence submitted by the petitioner in her reply, which constitutes a procedural irregularity. However, inasmuch as a statutory remedy of appeal under Section 4(1)b of the Act is available to the petitioner, the petitioner shall



invoke the said appellate remedy. The Revenue Divisional Officer, upon such appeal being filed by the petitioner, shall dispose of the appeal after affording a reasonable opportunity of personal hearing to the petitioner, taking into account all the documents placed on record, and shall pass a reasoned/speaking order within sixty (60) days from the date filing of the appeal. Until the appeal before the Revenue Divisional Officer is filed and disposed of in accordance with law, *Status Quo* prevailing as on today with regard to possession of the land in Sy.No.657/A/2 admeasuring Ac.3.00 shall be maintained. Meanwhile, the petitioner shall also not alienate or change the nature of the land. The petitioner shall file the appeal within two (2) weeks from the date of receipt of a copy of this order. In the event the petitioner fails to file such appeal within the stipulated time, the interim order shall stand vacated and the respondents shall be at liberty to take further action in accordance with law.

7. Accordingly, the Writ Petition is disposed of. There shall be no order as to costs.

Miscellaneous petitions, if any, pending shall stand closed.

//TRUE COPY//

SD/- P.C. SULEKHA DEVI
ASSISTANT REGISTRAR

SECTION OFFICER

To,

1. The Principal Secretary (Revenue), Dr. B. R. Ambedkar Secretariat Bhavan, The State of Telangana, Hyderabad.
2. The District Collector, Nalgonda, District Nalgonda.
3. The Revenue Division Officer, Devarakonda, Nalgonda District.
4. The Tahasildar, Devarakonda Mandal, Nalgonda District.



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5. One CC to Sri Praveen Kumar Veerjala, Advocate [OPUC]
6. Two CCs to GP for Revenue, High Court for the State of Telangana, at Hyderabad [OUT]
7. Two CD Copies

TJ

GJP

KPS →



2026:TSHC:8285

HIGH COURT

VACATION COURT

DATED: 14/05/2026

ORDER

WP.No.16654 of 2026



DISPOSING OF THE WRIT PETITION
WITHOUT COSTS

(10)
kps
21/5/26