

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

MONDAY, THE EIGHTH DAY OF JUNE
TWO THOUSAND AND TWENTY SIX

:PRESENT:

THE HONOURABLE SRI JUSTICE B.VIJAYSEN REDDY
WP NO: 17362 OF 2026

Between

1. Sunil Kumar Agarwal, S/o. Mahesh Chandra Agarwal.
2. P. Samata, W/o. Nanda Kishore.
3. Mayank Gupta, S/o. Umesh Gupta.

Petitioners

AND

1. The State of Telangana, Rep. by its Principal Secretary, Revenue Department Secretariat, Hyderabad.
2. The District Collector, Ranga Reddy District, Ranga Reddy District Collectorate Building, Kongarakalan, Ranga Reddy District
3. The Revenue Divisional Officer, Chevella Division, Ranga Reddy District
4. The Tahsildar, Chevella Mandal and Division Ranga Reddy District
5. Thakur Jai Singh, S/o.Late Shanker Singh Aged about 60 years, Occ Business R/o. H.No.9-1-29/A, Langer House, Hyderabad

Respondents

WHEREAS the Petitioners above named through their Advocate Mr. A•NAREN RUDRA 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, order or direction more particularly one in the nature of writ of Mandamus declaring the action of the 4th Respondent-Tahsildar in issuing the impugned Notice No. B/113/2026 dt. 15.05.2026 as being wholly without jurisdiction, arbitrary, illegal, violative of principles of natural justice and also violative of Rule 8(3) of the Telangana Bhu Bharati (Record of Rights in Land) Rules, 2025 and also being violative of Articles 14, 21 and 300-A of the Constitution of India and consequently set aside the same.

AND WHEREAS the High Court upon perusing the petition and affidavit filed herein and upon hearing the arguments of Mr. A•NAREN RUDRA Advocate for the Petitioner and Mr. L. Ravinder, Assistant Government Pleader for Revenue, for respondent Nos.1 to 4, directed issue of notice to the Respondents No.5 herein to show cause as to why this WRIT PETITION should not be admitted.

You viz:

Thakur Jai Singh, S/o.Late Shanker Singh Aged about 60 years, Occ Business R/o. H.No.9-1-29/A, Langer House, Hyderabad

are directed to show cause on or before 29.06.2026 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 support of the petition, the High Court may be pleased to stay all further proceedings in pursuant to the impugned Notice No. B/113/2026 Dt.15.05.2026 issued by the 4th Respondent-Tahsildar, pending disposal of WP No 17362 of 2026, on the file of the High Court.

The Court made the following:

ORDER:

Issue notice to respondent No.5.

Learned counsel for the petitioners is permitted to take out personal notice to respondent No.5 by Speed Post with Acknowledgment Due and file proof of service by the next date of hearing.

Heard Mr. A. Naren Rudra, learned counsel for the petitioners, and Mr. L. Ravinder, learned Assistant Government Pleader for Revenue, appearing for respondent Nos.1 to 4.

The case of the petitioners is that pursuant to the judgment and decree dated 11.04.2023 in O.S. No.290 of 2020 and execution proceedings in E.P. No.35 of 2023, sale deeds in respect of the subject property are sought to be executed. In that connection impugned notice *vide* No.B/113/2026 dated 15.05.2026 has been issued by respondent No.4 - Tahsildar, Chevella Mandal, in respect of the land in Survey Nos.111 and 116 of Mudimyal Village, Chevella Mandal. Petitioners claim ownership over the land in Survey No.116 of Mudimyal Village, as per the sale deeds under Ex.P1 to P7 and pattadar pass book under Ex.P8 document.

Learned counsel for the petitioners contended that Tahsildar is not a competent authority under Rule 8 of the Telangana Bhu Bharati (Record of Rights in Land) Rules 2025 (for short 'Rules 2025') and moreover neither the

petitioners nor their vendors are defendants in the suit. Thus, impugned notice is arbitrary and in violation of principles of natural justice.

Learned Assistant Government Pleader for Revenue submitted that application has been submitted by respondent No.5 seeking execution of Court decree pursuant to the judgment passed in specific performance suit in O.S. No.290 of 2020 and matter is not related to Rule 8 of the Rules 2025 as contended by learned counsel for the petitioners.

The matter requires consideration.

As it is contended by learned counsel for the petitioners that neither the petitioners nor their vendors are parties/defendants to the suit in O.S. No.290 of 2020, there shall be interim stay of all further proceedings pursuant to notice *vide* No.B/113/2026 dated 15.05.2026, till the next date of hearing.

List the matter on 29.06.2026.

Sd/- U.SUDHA
ASSISTANT REGISTRAR

//TRUE COPY//


SECTION OFFICER

To,

1. The Principal Secretary Revenue Department Secretariat, State of Telangana, Hyderabad.
2. The District Collector, Ranga Reddy District, Ranga Reddy District Collectorate Building Kongarakalan, Ranga Reddy District
3. The Revenue Divisional Officer, Chevella Division, Ranga Reddy District
4. The Tahsildar, Chevella Mandal and Division Ranga Reddy District
(Addresses 1 to 4 by SPAD)
5. Thakur Jai Singh, S/o.Late Shanker Singh Aged about 60 years, Occ Business R/o. H.No.9-1-29/A, Langer House, Hyderabad
[By SPAD-along with a copy of petition and affidavit]
6. One CC to Mr. A.NAREN RUDRA Advocate [OPUC]
7. Two CCs to GP FOR REVENUE, High Court for the State of Telangana, at Hyderabad [OUT]
8. One spare copy

HIGH COURT

BVR, J

DATED: 08-06-2026

LIST ON 29.06.2026

**NOTICE BEFORE ADMISSION
WP.No.17362 of 2026**

INTERIM STAY

