

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

(Special Original Jurisdiction)

**MONDAY, THE EIGHTH DAY OF DECEMBER
TWO THOUSAND AND TWENTY FIVE**

PRESENT

THE HONOURABLE SRI JUSTICE N.V. SHRAVAN KUMAR

WRIT PETITION NO: 1687 OF 2015

Between:

L. Prabhavathi Reddy, Daughter of L.V. Ramana Reddy, aged about 61 years, permanent resident of G-A, Font Block, Venkatesh Nilayam, New No. 155, St. Marys Road, Chennai, represented by her duly constituted General Power of Attorney M. Raghu Karthik Reddy, Son of Mysoora Reddy, aged about 37 years, R/o H.No. 8-2-684/C/F6, Road No.12, Banjara Hills, Hyderabad 500 034.

...PETITIONER

AND

1. The State of Telangana, represented by the Principal Secretary to Government, Revenue (Assignment-I) Department, Secretariat, Hyderabad.
2. Special Officer and Competent Authority, Urban Land Ceiling, Hyderabad.
3. Tahsildar, Shaikpet Mandal, Hyderabad 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 a Writ, in the nature of a Writ of Mandamus or any other appropriate Writ, direction or order declaring that - (i) the proceedings of the Special Officer and Competent Authority, Urban Land Ceiling, Hyderabad, the 2d respondents, in CC No. E1/6980/76, dated 09/09/1988 have abated w.e.f. 27/03/2008, when the Urban Land (Ceiling and Regulation) Repeal Act, 1999 was enforced in the State of Andhra Pradesh (ii) the Panchanama dated 07/05/2008 is null and void and of no consequence and cannot affect the possession of the petitioner of the land and building bearing H.No. 8-2-684/C/F/6, consisting of ground and first floor, admeasuring 500 sq yards, situated at Road No.12, Banjara Hills, Hyderabad and (iii) direct the respondents not to insist upon the petitioner to apply for regularization under G.O.Ms.No. 59, Revenue (Assignment I) Department, dated 30/12/2014 and not to dispossess the petitioner from the land and building bearing house No. 8-2-684/C/F/6, consisting of ground and first floor, admeasuring 500 sq. yards, situated at Road No.12, Banjara Hills, Hyderabad.

I.A. NO: 1 OF 2015(WPMP. NO: 2255 OF 2015)

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 respondents not to dispossess the petitioner from the land and building bearing house No. 8-2-684/C/F/6, consisting of ground and first floor, admeasuring 500 sq. yards, situated at Road No.12, Banjara Hills, Hyderabad;

Counsel for the Petitioner: SRI ASHOK REDDY KANATHALA

Counsel for the Respondents: GP FOR ASSIGNMENT

The Court made the following: ORDER

IN THE HIGH COURT FOR THE STATE OF TELANGANA AT
HYDERABAD

THE HONOURABLE SRI JUSTICE N.V.SHRAVAN KUMAR

WRIT PETITION No.1687 of 2015

DATE OF ORDER: 08.12.2025

Between:

MS. L Prabhavathi Reddy.

...Petitioner

AND

The State of Telangana, Revenue Assignment-I Department, Secretariat,
Hyderabad and two others.

...Respondents

ORDER:

Heard learned counsel for the petitioner and learned Assistant
Government Pleader for Assignment appearing for respondent Nos.1 to

3. With their consent, this writ petition is being taken up for disposal.

2. This writ petition has been filed seeking (i) to declare the
proceedings issued by the respondent No.2 in CC No.E1/6980/76 dated
09.09.1988 as abated w.e.f 27.03.2008, since, the Urban Land (Ceiling and
Regulation) Repeal Act, 1999 was enforced in the State of Andhra
Pradesh, (ii) to declare the Panchanama dated 07.05.2008 as null and
void and of no consequence and the same cannot affect the petitioner's
possession over the land and building bearing H.No.8-2-684/C/F/6,
consisting of ground and first floor, admeasuring 500 sq.yards, situated
at Road No.12, Banjara Hills, Hyderabad and (iii) to direct the

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respondents not to insist upon the petitioner to apply for regularization under G.O.Ms.No.59, Revenue (Assignment-I) Department dated 30.12.2014 and not to dispossess the petitioner from the subject property.

3. Brief facts stated in this writ petition are that the petitioner claims to be owner and possessor of land and building bearing house No.8-2-684/C/F6, consisting of ground and first floor, admeasuring 500 sq yards, situated at Road No 12, Banjara Hills, Hyderabad, having acquired the same through registered sale deed dated 10.07.1984. Later, in the month of January 2015, the staff of respondent No.3 office visited the subject property and informed the petitioner that the subject land is surplus ceiling land and in terms of G.O.Ms No.59, Revenue (Assignment-I) dated 30.12.2014 and that the occupants of the surplus ceiling land have to apply for regularization. It is further submitted that Smt.Vijayalakshmi Devi (petitioner's neighbor) informed the petitioner that the Urban Land Ceiling Act was repealed w.e.f 27.03.2008 and basing on the same, Smt.Vijayalakshmi Devi, filed W.P.No.14014 of 2010, wherein she challenged the orders issued by the respondent authorities therein and this Court *vide* order dated 18.12.2013 had allowed the writ petition.

4. Learned counsel for the petitioner submits that the respondent No.3 official were visiting the subject property and proclaiming that if the petitioner fails to file regularization application, the respondent

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authorities would dispossess the petitioner from the subject property. Aggrieved by same, this writ petition is filed.

5. Learned counsel for the petitioner submits that this Court *vide* order dated 02.02.2015 in I.A.No.1 of 2015 in W.P.No.1687 of 2015, directed the respondent authorities not to dispossess the petitioner from the subject property.

6. Subsequent to interim order dated 02.02.2015, no counter was filed and on 02.12.2025, when the matter was taken up for hearing, learned Assistant Government Pleader for Assignment appearing for respondents sought time to file counter after a period of 10 years, hence, this Court *vide* order dated 02.12.2025, directed the respondent No.2 to be present in the Court and state reasons for not filing the counter in the last 10 years.

7. Today when the matter has been taken up for hearing, respondent No.2 is present in the Court, however, no reasons were substantiated for delay in filing the counter.

8. In that view of the matter and since the respondent authorities did not choose to file counter or vacate petition and failed to substantiate reasons for such delay, the interim order dated 02.02.2015 passed in I.A.No.1 of 2015 is made absolute and this writ petition is disposed of directing the respondent authorities not to dispossess the

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petitioner from the subject property without following due procedure as contemplated under law.

9. Accordingly, this writ petition is disposed of. Miscellaneous applications, if any pending, shall stand closed. No order as to costs.

Sd/- T. SRINIVASA REDDY
ASSISTANT REGISTRAR

//TRUE COPY//

SECTION OFFICER

To,

1. The Principal Secretary to Government, Revenue (Assignment-I) Department, The State of Telangana, Secretariat, Hyderabad.
2. Special Officer and Competent Authority, Urban Land Ceiling, Hyderabad.
3. Tahsildar, Shaikpet Mandal, Hyderabad District.
4. One CC to SRI ASHOK REDDY KANATHALA, Advocate [OPUC]
5. Two CCs to GP FOR ASSIGNMENT, High Court for the State of Telangana. [OUT]
6. Two CD Copies
BN/DAN

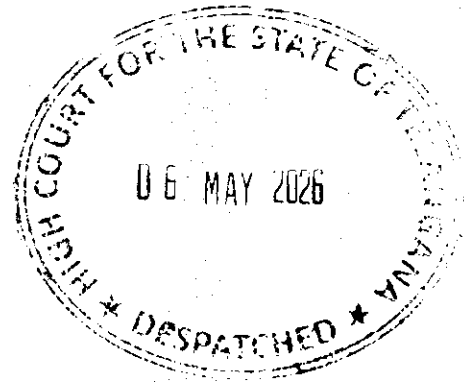
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HIGH COURT

DATED:08/12/2025

ORDER

WP.No.1687 of 2015



**DISPOSING OF THE WRIT PETITION
WITHOUT COSTS**

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PVL
24/04/2026