

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

THURSDAY, THE TWENTY FIRST DAY OF AUGUST
TWO THOUSAND AND TWENTY FIVE

PRESENT

THE HONOURABLE SRI JUSTICE K.LAKSHMAN

WRIT PETITION NO: 24810 OF 2025

Between:

Ramineni Sudhakar Babu, S/o. R.Shivaji, aged about 53 years, Occ ; Business, R/o. Flat No.503, Sandhya Towers, Nizampet, Near Bhaskar Model School, Nizampet District, Medchal-Malkajgiri Mandal.

.....PETITIONER

AND

1. The State of Telangana, Rep., by its Principal Secretary, Revenue Department, Secretariat, Hyderabad.
2. The District Collector, Rangareddy District.
3. The Revenue Divisional Officer, Kandukur Revenue Mandal.
4. The Tahsildhar cum Sub-Registrar, Kandukur Mandal Rangareddy 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 or direction or order more particularly one in the nature of Writ of Mandamus, declaring the action of the respondents 2 and 4 in not considering petitioner's application dated 25-07-2025 an extent of Ac.20-20gts in Sy No.53 and an extent of Ac.09-20gts in Sy No.54, totally admeasuring Ac.30-00gts, situated at pulimamidi village, Kandukoor Mandal, R.R.District by directing the respondents 2 and 4 to issue and release the Pattadar Pass Book by completing the E-KYC on the petitioners name.

I.A.NO:1 OF 2025

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 respondent Nos.2 and 4 to issue the pattadar passbook by considering the application dated 25-07-2025 in respect of an extent of Ac.20-20gts in Sy No.53 and an extent of Ac.09-20gts in Sy No.54, totally admeasuring Ac.30-00gts, situated at pulimamidi village, Kandukoor Mandal, R.R.District District by completing the E-KYC, pending disposal of the writ petition.

Counsel for the Petitioner : SRI MEREDDY TEJASWINI

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

The Court made the following ORDER

THE HON'BLE SRI JUSTICE K. LAKSHMAN

WRIT PETITION No. 24810 of 2025

ORDER:

Heard learned counsel for petitioner and Sri L. Ravinder, learned Assistant Government Pleader for Revenue, appearing for respondents.

2. The petitioner herein is claiming that he is the absolute owner and possessor of land admeasuring Ac.20-20 guntas in Sy.No.53 and Ac.09-20 guntas in Sy.No.54, total admeasuring Ac.30-00 guntas, situated at Pulimamidi Village, Kandukoor Mandal, Ranga Reddy District, on the strength of Registered Agreement of Sale cum GPA bearing document No.2368 of 2003, dated 16.09.2003, executed by Sri Kothapalli Chinna Narasimha Reddy. To show that his vendor is the absolute owner and possessor of the said property, the petitioner has filed the copies of old and latest Pattadar Passbook and title deed. He has submitted a representation dated 25.07.2025, to respondent No.4 with a request to process his E-KYC and issue latest Pattadar Passbook. Despite, receiving the acknowledgment of the said representation, respondent No.4 did not act upon the same. Aggrieved by the said in

action of respondent No.4, petitioner filed the present Writ Petition.

3. It is also the specific contention of the petitioner that his brother purchased land from Sri Kothapally Chinna Narsimha Reddy and his brother's name was mutated in respect of the subject property and latest Pattadar Passbook was also issued. As discussed supra, petitioner is claiming right over the aforesaid property on the strength of Registered Agreement of Sale cum GPA bearing document No.2368 of 2003 dated 16.09.2003. He has submitted a representation on 25.07.2025, i.e., after lapse of 22 years and there is no explanation much less plausible explanation from the petitioner with regard to the delay in approaching respondent No.4 seeking mutation of his name and issuance of E-Pattadar Pass books. There is no explanation from the petitioner for not obtaining regular sale deed in respect of said property. However, petitioner has to submit online application to the competent authority as specified under Schedule A of Telangana Bhu Bharati Rules, 2025 along with all the relevant documents. It is for the competent authority to consider this aspect and dispose it of.

4. In the light of the above said discussion, this Writ Petition is disposed of granting liberty to the petitioner to submit online application to the competent authority in terms of Telangana Bhu Bharati Rules, 2025 along with all the relevant documents with a request to mutate his name and issue E-Pattadar Passbooks and it is for the competent authority to consider and dispose it of, in accordance with law, by considering the aforesaid aspects. There shall be no order as to costs.

Miscellaneous applications, if any pending, shall stand closed.

//TRUE COPY//

SD-K.SREERAMA MURTHY
DEPUTY REGISTRAR

SECTION OFFICER

To

1. The Principal Secretary, Revenue Department, Secretariat, State of Telangana at Hyderabad.
2. The District Collector, Rangareddy District.
3. The Revenue Divisional Officer, Kandukur Revenue Mandal.
4. The Tahsildhar cum Sub-Registrar, Kandukur Mandal Rangareddy District.
5. Two CCs to GP FOR REVENUE, High Court for the State of Telangana at Hyderabad. [OUT]
6. One CC to SRI MEREDDY TEJASWINI, Advocate [OPUC]
7. Two CD Copies

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HIGH COURT

DATED:21/08/2025



ORDER

WP.No.24810 of 2025

**DISPOSING OF THE W.P
WITHOUT COSTS.**

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