

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

TUESDAY, THE TWENTY FOURTH DAY OF MARCH  
TWO THOUSAND AND TWENTY SIX

**PRESENT**

**THE HONOURABLE SRI JUSTICE PULLA KARTHIK**

**WRIT PETITION Nos.29964 AND 29954 OF 2024**

**WP.NO: 29964 OF 2024**

**Between:**

Megavath Vasuram, S/o. Megavath Somla, Age. 68 Years, Occ. Agriculture,  
R/o. H. No. 5-9, Loyapally Village, Manchal Mandal, VTC Rangapur, P.O.  
Rangapur, Ranga Reddy District.

**...PETITIONER**

**AND**

1. The State of Telangana, represented by its Principal Secretary to the Stamps and Registration Department, Secretariat Buildings, Hyderabad.
2. The Chief Commissioner Land Administration, Telangana State, at Nampally, Hyderabad.
3. The Joint Sub Registrar Cum Tahsildar, Manchal Mandal, Manchal Proper and Mandal, Ranga Reddy District.
4. M/s Ashlesha Green Fields Pvt. Ltd., A Registered Company Having its Registered office at H.No. 8-2-293/82/A213/B, Road No. 14, Jubilee Hills, Hyderabad 500033, Rep. by its authorised signatory Sri. Bheeshma Chary Pusala
5. M/s Malnad Green Fields Pvt. Ltd., A Registered Company Having its Registered office at H.No. 8-2-293/82/A213/B, Road No. 14, Jubilee Hills, Hyderabad 500033, Rep. by its authorised signatory Sri. Bheeshma Chary Pusala.
6. M/s Suklagiri Greenlands Pvt. Ltd., A Registered Company Having its Registered office at H.No. 8-2-293/82/A213/B, Road No. 14, Jubilee Hills, Hyderabad 500033, Rep. by its authorised signatory Sri. Bheeshma Chary Pusala.
7. M/s Shivroy Agro-Farms Pvt. Ltd., A Registered Company Having its Registered office at H.No. 8-2-293/82/A213/B, Road No. 14, Jubilee Hills, Hyderabad 500033, Rep. by its authorised signatory Sri. Bheeshma Chary Pusala.
8. M/s Doodna Agro-Farms Pvt. Ltd., A Registered Company Having its Registered office at H.No. 8-2-293/82/A213/B, Road No. 14, Jubilee Hills, Hyderabad 500033, Rep. by its authorised signatory Sri. Bheeshma Chary Pusala.

9. M/s Dravina Greenlands Pvt. Ltd., A Registered Company Having its Registered office at H.No. 8-2-293/82/A/213/B, Road No. 14, Jubilee Hills, Hyderabad 500033, Rep. by its authorised signatory Sri. Bheeshma Chary Pusala.
10. M/s Patalaganga Green Fields Pvt. Ltd., A Registered Company Having its Registered office at H.No. 8-2-293/82/A/213/B, Road No. 14, Jubilee Hills, Hyderabad 500033, Rep. by its authorised signatory Sri. Bheeshma Chary Pusala.
11. M/s Aryaka Agro Farms Pvt. Ltd., A Registered Company Having its Registered office at Flat No. 302, Plot No. 462, Sri Balaji Residency Kakatiya Hills, Guttalabegumpet, Madhapur, Hyderabad 50008 , Represented by Its Authorised Signatory, Sri Kunaparaju Ramalinga Raju.
12. M/s Indrayani Greenfields Pvt. Ltd., A Registered Company Having its Registered office at H. No. 2-121/4, Satyam Enclave, Jeedimetla village, Suchitra junction post, Secunderabad 500067, Represented by its Authorised Signatory, Sri Alluri Srinivas Raju.

(Respondents Nos.4 to 12 are impleaded as per C.O. dt 8.04.2025 in IA. No. 1/2025.)

#### ...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 an order or direction more particularly one in the nature of writ of mandamus or any other appropriate writ declaring the action of the respondent authorities in blocking the petitioners land i.e., the land admeasuring Ac. 5.00 gts in Sy.No.352/801, situated at Loyapally Village, Manchal Mandal, Ranga Reddy District, in dharani portal and preventing the petitioner from alienating his said extent of the land keeping the same under the caption of this survey number is blocked for transaction by CCLA/Court Stay even though there is no such order from any Hon'ble Court nor any suit is pending against the petitioner, is nothing but arbitrary, illegal, null and void and violative of principles of natural justice and also violative of Articles 14, 19 and 31 of the Constitution of India. Consequently direct the respondent authorities to unblock in dharani portal the petitioners above said extent of the land i.e., land admeasuring Ac. 5.00 gts in Sy.No.352/ 801, situated at Loyapally Village, Manchal Mandal, Ranga Reddy District, thereby permit him to book the slot, receive the sale deed and process it for registration.

**I.A. NO: 1 OF 2024**

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 authorities to unblock in dharani portal the petitioner's land i.e., the land admeasuring Ac. 5.00 gts in Sy.No.352/ 1, situated at Loyapally Village, Manchal Mandal, Ranga Reddy District, thereby permit him to book the slot, receive the sale deed and process it for its registration.

**Counsel for the Petitioner: SRI K.VENUMADHAV**

**Counsel for the Respondent Nos.1 TO 3: Ms. S.SRAVANTHI,**

**AGP FOR STAMPS AND REGISTRATION**

**Counsel for the Respondent Nos.4 TO 12: SRI PRAMOD MALIGI**

**WP. NO: 29954 OF 2024**

**Between:**

Megavath Hajya, S/o. Megavath Sornla, Age. 68 Years, Occ. Agriculture, R/o. H.No.5-10, Loyapally Village, Manchal Mandal, VTC Rangapur, P.O. Rangapur, Ranga Reddy District.

**...PETITIONER**

**AND**

1. The State of Telangana, represented by its Principal Secretary to the Stamps and Registration Department, Secretariat Buildings, Hyderabad.
2. The Chief Commissioner Land Administration, Telangana State, at Nampally, Hyderabad.
3. The Joint Sub Registrar Cum Tahsildar, Manchal Mandal, Manchal Proper and Mandal, Ranga Reddy District.
4. M/s. Ashlesha Green Fields Pvt. Ltd., A Registered Company having its Registered office at H.No. 8-2-293/82/A/213/B, Road No. 14, Jubilee Hills, Hyderabad, 500033. Rep by its authorised signatory Sri. Bheeshma Chary Pusala.
5. M/s Malnad Green Fields Pvt. Ltd., A Registered Company having its Registered office at H.No. 8-2-293/82/A/213/B, Road No. 14, Jubilee Hills, Hyderabad, 500033. Rep by its authorised signatory Sri. Bheeshma Chary Pusala.
6. M/s Suklagiri Greenlands Pvt. Ltd., A Registered Company having its Registered office at H.No. 8-2-293/82/A/213/B, Road No. 14, Jubilee Hills, Hyderabad, 500033. Rep by its authorised signatory Sri. Bheeshma Chary Pusala.
7. M/s. Shivroy Agro-Farms Pvt. Ltd., A Registered Company having its Registered office at H.No. 8-2-293/82/A/213/B, Road No. 14, Jubilee Hills,

- Hyderabad, 500033. Rep by its authorised signatory Sri. Bheeshma Chary Pusala.
8. M/s Doodna Agro-Farms Pvt. Ltd., A Registered Company having its Registered office at H.No. 8-2-293/82/A/213/B, Road No. 14, Jubilee Hills, Hyderabad, 500033. Rep by its authorised signatory Sri. Bheeshma Chary Pusala.
  9. M/s Dravina Greenlands Pvt. Ltd., A Registered Company having its Registered office at H.No. 8-2-293/82/A/213/B, Road No. 14, Jubilee Hills, Hyderabad, 500033. Rep by its authorised signatory Sri. Bheeshma Chary Pusala.
  10. M/s Patalaganga Greenfields Pvt. Ltd., A Registered Company having its Registered office at H.No. 8-2-293/82/A/213/B, Road No. 14, Jubilee Hills, Hyderabad, 500033. Rep by its authorised signatory Sri. Bheeshma Chary Pusala.
  11. M/s. Aryaka Agro Farms Pvt. Ltd., A Registered Company having its Registered office at Flat.No. 302, Plot No. 462m Sri Balaji Residency, Kakatiya Hills, Guttalabegumpet, Madhapur, Hyderabad, 500081, Rep by its authorised signatory Sri. Kunaparaju Ramalinga Raju.
  12. M/s Indrayani Greenfields Pvt. Ltd., A Registered Company having its Registered office at H.No. 2-121/4, Satyam Enclave Jeedimetla Village, Suchitra Junction Post, Secunderabad 500067. Rep by its authorised signatory Sri. Alluri Srinivas Raju.

(RR 4 to 12 are impleaded as per C.O.dt. 19.12.2024 in A no. 2/2024.)

#### ...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 an order or direction more particularly one in the nature of writ of mandamus or any other appropriate writ declaring the action of the respondent authorities in blocking the petitioner's land i.e., the land admeasuring Ac. 5.00 gts in Sy.No.352/86, situated at Loyapally Village, Manchal Mandal, Ranga Reddy District, in dharani portal and preventing the petitioner from alienating his said extent of the land keeping the same under the caption of this survey number is blocked for transaction by CCLA/Court Stay even though there is no such order from any Hon'ble Court nor any suit is pending against the petitioner, is nothing but arbitrary, illegal, null and void and violative of principles of natural justice and also violative of Articles 14, 19 and 21 of the Constitution of India. Consequentially direct the respondent authorities to unblock in dharani portal the petitioner's above said extent of the land i.e., land admeasuring Ac. 5.00 gts in Sy. No. 352/ 86.) , situated at

Loyapally Village, Manchal Mandal, Ranga Reddy District, thereby permit him to book the slot, receive the sale deed and process it for registration.

**I.A. NO: 1 OF 2024**

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 authorities to unblock in dharani portal the petitioners land i.e., the land admeasuring Ac. 5.00 gts in Sy.No.352/ 66), situated at Loyapally Village, Manchal Mandal, Ranga Reddy District, thereby permit him to book the slot, receive the sale deed and process it for its registration.

**Counsel for the Petitioner: SRI K.VENUMADHAV**  
**Counsel for the Respondent Nos.1 TO 3: Ms. S.SRAVANTHI,**  
**AGP FOR STAMPS AND REGISTRATION**  
**Counsel for the Respondent Nos.4 TO 12: SRI PRAMOD MALIGI**

**The Court made the following: COMMON ORDER**

IN THE HIGH COURT FOR THE STATE OF TELANGANA  
AT HYDERABAD

THE HON'BLE SRI JUSTICE PULLA KARTHIK

WRIT PETITION Nos.29964 AND 29954 OF 2024

DATE OF ORDER 24<sup>th</sup> MARCH, 2026.

W.P.No.29964 of 2024

**Between:**

Megavath Vasuram.

...Petitioner

**AND**

The State of Telangana and 11 others,  
Rep. by its Principal Secretary to the  
Stamps and Registration Department,  
Secretariat Buildings, Hyderabad and 11 others.

... Respondents

W.P.No.29954 of 2024

**Between:**

Megavath Hajya.

...Petitioner

**AND**

The State of Telangana and 11 others,  
Rep. by its Principal Secretary to the  
Stamps and Registration Department,  
Secretariat Buildings, Hyderabad and 11 others.

... Respondents

**COMMON ORDER :**

1. The Writ Petition No.29964 of 2024 is filed under Article 226 of Constitution of India seeking the following relief:

*"...to issue an order or direction more particularly one in the nature of writ of mandamus or any other appropriate writ declaring the action of the respondent authorities in blocking the petitioner's land i.e., the land admeasuring Ac.5.00 gts in Sy.No.352/Ru 1, situated at Loyapally Village, Manchal Mandal, Ranga Reddy District, in dharani portal and preventing the petitioner from alienating his said extent of the land keeping the same under the caption of "this survey number is blocked for transaction by CCLA/Court Stay" even though there is no such order from any Court nor any suit is pending against the petitioner, is nothing but arbitrary, illegal, null and void and violative of principles of natural justice and also violative of Articles 14, 19 and 21 of the Constitution of India. Consequently direct the respondent authorities to unblock in Dhahrani portal the petitioner's above said extent of the land i.e., land admeasuring Ac.5.00 gts in Sy.No.352/Ru 1, situated at Loyapally village, Manchal Mandal, Ranga Reddy District, thereby permit him to book the slot, receive the sale deed and process it for registration, and to pass such other order or orders."*

2. The Writ Petition No.29954 of 2024 is filed under Article 226 of Constitution of India seeking the following relief:

*"...to issue an order or direction more particularly one in the nature of writ of mandamus or any other appropriate writ declaring the action of the respondent authorities in blocking the petitioner's land i.e., the land admeasuring Ac.5.00 gts in Sy.No.352/Ru, situated at Loyapally Village, Manchal Mandal, Ranga Reddy District, in dharani portal and preventing the petitioner from alienating his said extent of the land keeping the same under the caption of "this survey number is blocked for transaction by CCLA/Court Stay" even though there is no such order from any Court nor any suit is pending against the petitioner, is nothing but arbitrary, illegal, null and void and violative of principles of natural justice and also violative of Articles 14, 19 and 21 of the Constitution of India. Consequently direct the respondent authorities to unblock in Dhahrani portal the petitioner's above said extent of the land i.e., land admeasuring Ac.5.00 gts in Sy.No.352/Ru, situated at Loyapally village, Manchal Mandal, Ranga Reddy District, thereby permit him to book the*

*slot, receive the sale deed and process it for registration, and to pass such other order or orders."*

3. With the consent of both the parties, this Writ Petition is taken up for disposal at the stage of admission itself.

4. Heard Sri K.Venumadhav, learned counsel for the petitioner and Ms.S.Sravanthi, learned Assistant Government Pleader for (Stamps and Registration), appearing for the respondent Nos.1 to 3 and Sri Pramod Maligi, learned counsel appearing for respondent Nos.4 to 12.

5. During the course of arguments, learned counsel for the petitioner in both the writ petitions has confined his prayer and prays this Court to issue suitable directions to the respondents.

6. Learned Government Pleader appearing for the official respondents submits that, as per Section 5(1) of the Telangana Bhu Bharati (Record of Rights in Land) Act, 2015 (hereinafter "the Act"), a person seeking to transfer or obtain an interest in agricultural land by way of a registered document is required to apply through the Bhu-Bharati portal to the Registrar for

allotment of an available date and time to present the document for registration.

7. At this juncture, learned counsel for the petitioner seeks permission of this Court to enable the petitioner to submit an online application through the Bhu Bharati portal for registration of the subject property, in compliance with the procedure contemplated under the Act.

8. Learned Government Pleader submits that upon such application being submitted, the official respondents shall process the same strictly in accordance with the provisions of the Act and the rules made thereunder.

9. Having regard to the submissions made by the learned counsel for the respective parties, without going into merits of the case, these Writ Petitions are disposed of, granting liberty to the petitioner to submit an online application through the Bhu-Bharati portal for registration of the subject land, within a period of one (1) week from the date of receipt of a copy of this order. Upon receipt of such an application, the Registering

Authority shall consider and process the same, subject to the petitioner complying with the provisions of the Act and the Rules framed thereunder, strictly in accordance with law, as expeditiously as possible, preferably within a period of four (4) weeks thereafter. It will be open to the Registering Authority to refuse the document presented before him, if he has any objection, duly assigning reasons in support of such decision and communicate the said decision to the petitioner. It is made clear that this Court has not expressed any opinion on merits of the case as to the entitlement of the petitioner to get the subject document registered.

Miscellaneous petitions pending, if any, shall stand closed.

There shall be no order as to costs.

//TRUE COPY//

Sd/- P.C SULEKHA DEVI  
ASSISTANT REGISTRAR

SECTION OFFICER

To,

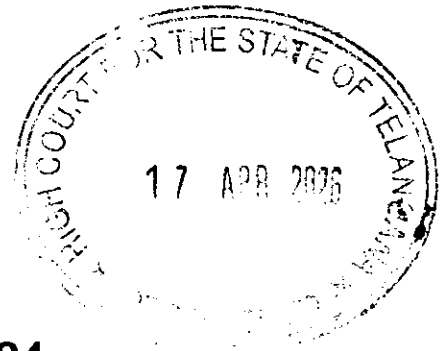
1. The Principal Secretary to the Stamps and Registration Department, Secretariat Buildings, Hyderabad, State of Telangana.
2. The Chief Commissioner Land Administration, Telangana State, at Nampally, Hyderabad.
3. The Joint Sub Registrar Cum Tahsildar, Manchal Mandal, Manchal Proper and Mandal, Ranga Reddy District.
4. One CC to SRI K.VENUMADHAV, Advocate [OPUC]
5. Two CCs to GP FOR STAMPS AND REGISTRATION, High Court for the State of Telangana, at Hyderabad. [OUT]
6. Two CD Copies

PSK./PMK

CC TODAY

HIGH COURT

DATED: 24/03/2026



COMMON ORDER

WP.Nos.29964 AND 29954 OF 2024

DISPOSING OF THE WRIT PETITIONS  
WITHOUT COSTS

⑨  
17/04/26  
KLS