

HIGH COURT FOR THE STATE OF TELANGANA : HYDERABAD

MAIN CASE NO: W.P.No.32054 of 2025

PROCEEDING SHEET

SL. NO	DATE	ORDER	OFFICE NOTE
01.	25.10.2025	<p><u>JAK, J</u></p> <p>Notice before Admission.</p> <p>Learned counsel for petitioners is permitted to take out personal notice on unofficial respondents through RPAD and file proof of service into the Registry by next date of hearing.</p> <p>This Writ Petition is filed seeking the following relief:</p> <p>“...to issue a writ, order or direction more particularly one in the nature of writ of mandamus declare the action of the respondents more particularly respondent No.7 in registering the sale deeds bearing Doc. No.8117/2022 dated 18.11.2022 (Ac.31-08 gts.), Doc. No.5148/2024 dated 18.07.2024 (Ac.9-21.75 gts), and Doc. Nos.5719/2025, 5720/2025, 5721/2025, 5722/2025 and 5723/2025 all dated 11.08.2025 (covering Ac.58-30 gts. approx.) Doc.No.5945/2025 dated 22.08.2025, & Doc.No.5933 of 2025, dated 21.08.2025 executed in favour of respondent No.10 to 17 by respondent No.9 incontra to nala conversion conditions i.e., under Proc. No.B/425/2013 dated 28.02.2013 for Ac.9-02^{1/2} gts in Sy.Nos.220, 221, 222, 223, 224, 226, 218, strictly conditioned on the construction of the sugar factory by Respondent No.7, in the event of non-construction, the NALA permission stood liable for cancellation, and also which were registered at grossly undervalued prices in violation of market value norms as illegal, arbitrary, and in violation of Article 14, 21, 300A of the constitution of India and</p>	

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		<p>consequently declare the sale deeds bearing Doc. No.8117/2022 dated 18.11.2022 (Ac.31-08 gts.), Doc. No.5148/2024 dated 18-07-2024 (Ac.9-21.75 gts.), and Doc. Nos.5719/2025 5720/2025, 5721/2025, 5722/2025, and 5723/2025 all dated 11-08-2025 (covering Ac.58-30 gts. approx.) Doc.No.5945/2025 dated 22.08.2025, & Doc.No.5933 of 2025, dated 21.08.2025 executed in favour of respondent No.10 to 17 by respondent No.9 as fraudulent, illegal, null and void, and declare that the NALA conversion proceedings vide Proc. No.B/425/2013 dated 28.02.2013 for Ac.9-02^{1/2} gts in Sy.Nos.220, 221, 222, 223, 224, 226, 218, stand cancelled for non-fulfillment of conditions by Respondent No.7 and pass such other and further orders...”</p> <p>It is the case of petitioners that they have executed and registered sale deeds in favour of respondent No.9 to an extent of agricultural land admeasuring Ac.102.86 guntas in Sy.Nos.15, 18, 213 and 215 to 226 in Zaptiveerappagudem Village, Miryalaguda Mandal, Nalgonda District. That they were under legitimate expectation that the said land purchased was for the purpose of establishing a proposed sugar factory, providing the promised benefits to the villagers. That respondent No.9 sought permission for conversion of said agricultural land to non-agricultural land and respondent No.6 (RDO, Miryalaguda Division, Nalgonda) vide proceedings dated 09.01.2007, 08.02.2008, 24.09.2007 and 28.02.2013,</p>	

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		<p>granted permission for conversion of agricultural land to an extent of Ac.101.29.25 guntas to non-agricultural land with certain conditions. That respondent No.9 violated the conditions stipulated by converting the said land into plots which are being sold and registered.</p> <p>In this Writ Petition, petitioners are seeking cancellation of sale deeds for violation of condition stipulated in the proceedings to the extent of land mentioned in the proceedings.</p> <p>It appears from the record that <i>prime facie</i> land which was converted from agricultural to non-agricultural purpose was with a stipulation that the said land would be used for the purpose for which it has been sought for and that if the condition is violated, the permission granted would be automatically lapsed (conversion under NALA Act).</p> <p>On a perusal of the proceedings, it is apparent that <i>prima facie</i> there is a condition that the land shall not be utilized for any other purpose, other than sugar factory.</p> <p>If sale deeds presented before the Sub-Registrar for registration are with respect to the lands in survey numbers as mentioned in proceedings dated 09.01.2007, 08.02.2008, 24.09.2007 and 28.02.2013, then the Sub-Registrar shall not register the documents.</p>	

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