



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

SATURDAY, THE TWENTY FIFTH DAY OF OCTOBER
TWO THOUSAND AND TWENTY FIVE

PRESENT

THE HONOURABLE SRI JUSTICE E.V. VENUGOPAL

WRIT PETITION NO: 32244 OF 2025

Between:

Ravulapally Suvarna, W/o Ravulapally Chandraiah Aged about 55 years,
Occupation. House wife R/o H.No 2-24, Muddemguda Village, Shabad
Mandal, Ranga Reddy District, Telangana - 509217.

...PETITIONER

AND

1. The State of Telangana, Rep by its Principal Secretary Revenue Department, T.S. Secretariat, Hyderabad.
2. The District Collector, Ranga Reddy District.
3. The Revenue Divisional Officer, Chevella Division, Ranga Reddy District.
4. The Tahsildar, Shabad Mandal Ranga Reddy District.
5. Pothuganti Ananda, W/o Pothuganti Pandu, Aged about 46 years, Occ. House wife, R/o Linga Reddy guda Village, Shabad Mandal, Ranga Reddy 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, Order or Direction more particularly one in the nature of Writ of Mandamus, declaring the action of the Respondents 2 to 4 in not Cancellation of mutation of the subject land in the sole name of Respondent No.5 i.e., Smt. Pothuganti Ananda as illegal, improper, arbitrary, unconstitutional, void, and contrary to the provisions of the Telangana Rights in Land and Pattadar Passbooks Act, 1971 and Hindu Succession Act, 1956, consequently to suspend Mutation Proceedings in file bearing No.B/1798/2015, dated. 15.03.2016 of 4th respondent pertaining to land an extent of Ac.5-00 in Survey No.456/44, Situated at Lingareddy Village, Hamlet of Damarllapally, Ranga Reddy District



2025:TSHC:38935

IA 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 4th respondent not to entertain any alienations pertaining to land an extent of Ac.5-00 in Survey No.456/44, Situated at Lingareddy Village, Hamlet of Damarllapally, Ranga Reddy District, pending disposal of above writ petition and pass

Counsel for the Petitioner : SRI SATYANARAYANA DHARMAPURI

Counsel for the Respondent Nos. 1 to 4: SRI L. RAVINDER, AGP FOR
REVENUE

Counsel for the Respondent No.5: ----

The Court made the following: ORDER



2025:TSHC:38935

THE HON'BLE SRI JUSTICE E.V.VENUGOPAL

WRIT PETITION No.32244 of 2025

ORDER :

This Writ Petition, under Article 226 of the Constitution of India, is filed seeking the following relief:

“...to issue a Writ Order or Direction more particularly one in the nature of Writ of Mandamus declaring the action of the Respondents 2 to 4 in not Cancellation of mutation of the subject land in the sole name of Respondent No.5 i e Smt Pothuganti Ananda as illegal, improper, arbitrary, unconstitutional, void and contrary to the provisions of the Telangana Rights in Land and Pattadar Passbooks Act, 1971 and Hindu Succession Act 1956 consequently to suspend Mutation Proceedings in file bearing No.B/1798/2015, dated 15.03.2016 of 4th respondent pertaining to land an extent of Acs.5.00 guntas in Survey No.456/44 Situated at Lingareddy Village, Hamlet of Damarllapally, Ranga Reddy District and pass...”

2. Since no adverse orders are being passed against respondent No.5/unofficial respondent, the notice to unofficial respondent is dispensed with.

3. Heard Sri D.Satyanarayana, learned counsel for the petitioner and Sri L.Ravinder, learned Assistant Government



Pleader for Revenue, for respondent Nos.1 to 4 and perused the record

4. Learned counsel appearing for the petitioner would submit that the father of the petitioner is the absolute owner and possessor of land to an extent of Acs.5.00 guntas in Sy.No.456/44, situated at Lingareddy Village, Hamlet of Damarllapally, Ranga Reddy District. The father of the petitioner died leaving behind the mother of the petitioner, petitioner, one unmarried brother, respondent No.5 and four sisters and to that extent, the revenue authorities also mutated the name of the mother of the petitioner in the revenue records and issued pattedar passbook. After the demise of the mother of the petitioner and her unmarried brother, the petitioner, her sisters and respondent No.5 became joint legal heirs and co-owners of the subject land, each entitled to an equal undivided one-sixth share as per Section 15(1)(a) read with Section 16 of the Hindu Succession Act, 1956. But the younger sister of the petitioner i.e., respondent No.5 got mutated the entire land



on her name in the concerned revenue records without the consent of the petitioner and her other 4 sisters with a malafide and fraudulent intention.

5. Learned counsel further submitted that the petitioner and her other sisters were never issued any notice nor afforded an opportunity of hearing before effecting such mutation, thereby rendering the entire action of the revenue authorities null, void, and nonest in law. Moreover, the official respondents without issuing any notice to the petitioner and other legal heirs of the deceased and without following due process of law got mutated the name of respondent No.5 in the revenue records. As per Section 5(1)(b) and (c) of the Telangana Rights in Land and Pattadar Passbooks Act, 1971, which mandate due inquiry and notice to the interested persons before any mutation. Rule 23 of the Telangana Rights in Land Rules, 1989, which required notice to all claimants and verification of ownership. The illegal act of respondent No.5 amounts to fraud and suppression of material facts vitiating the mutation



proceedings. The petitioner made repeated representations dated 10.07.2019, 10.08.2025 and 29.09.2025 to respondent Nos.3 and 4 seeking correction of revenue records and restoration of joint names, but no action was taken. Hence, the present writ petition.

6. Learned Assistant Government Pleader for Revenue, seeks to direct the petitioner to submit an application in an appropriate module of Bhu Bharati with the respondent-authorities, upon receipt of the same, the respondent-authorities will consider and pass appropriate orders, in accordance with law.

7. In the light of the aforesaid facts and circumstances of the case, this Writ Petition is disposed of, granting liberty to the petitioner to submit an application in an appropriate module of Bhu Bharati with the respondent-authorities. On receiving such application, the respondent-authorities shall consider the same and pass appropriate orders, strictly in accordance with law, by putting the petitioner and respondent No.5 on notice and affording them an



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opportunity. They shall pass a reasoned order, communicate copy of the said order to the petitioner and complete the said exercise as expeditiously as possible and in accordance with law. There shall be no orders as to costs.

As a sequel, miscellaneous petitions, if any, pending, shall stand dismissed.

SD/- A.V.S.PRASAD
DEPUTY REGISTRAR

SECTION OFFICER

//TRUE COPY//

To,

1. The Principal Secretary Revenue Department, T.S. Secretariat, The State of Telangana, Hyderabad.
2. The District Collector, Ranga Reddy District.
3. The Revenue Divisional Officer, Chevella Division, Ranga Reddy District.
4. The Tahsildar, Shabad Mandal Ranga Reddy District.
5. Pothuganti Ananda, W/o Pothuganti Pandu, Aged about 46 years, Occ. House wife, R/o Linga Reddy guda Village, Shabad Mandal, Ranga Reddy District.
6. One CC to SRI. SATYANARAYANA DHARMAPURI Advocate [OPUC]
7. Two CCs to GP FOR REVENUE, High Court for the State of Telangana. [OUT]
8. Two CD Copies

PVL

TKS



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HIGH COURT

DATED:25/10/2025

ORDER

WP.No.32244 of 2025



DISPOSING OF THE WRIT PETITION
WITHOUT COSTS

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ASU
31/10/25