

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

**FRIDAY, THE SECOND DAY OF MAY
TWO THOUSAND AND TWENTY FIVE**

PRESENT

**THE HONOURABLE THE ACTING CHIEF JUSTICE SUJOY PAUL
AND
THE HONOURABLE SMT JUSTICE RENUKA YARA**

WRIT APPEAL NO: 521 OF 2025

Writ Appeal under clause 15 of the Letters Patent Preferred Against the Order Dated 24/03/2025, in W.P.No.21156 of 2023 on the file of the High Court.

Between:

1. Smt. C. Sree Deepika, W/o. M. Sharath Babu, Aged about 42 years, Occ. Advocate.
2. Chava Srinivas, S/o. C. Hanumantha Rao, Aged about 48 years, Occ. Advocate.
3. Chava Hanumantha Rao, S/o. Late Chava China Veera Bhadracharya, Aged about 75 years, Occ. Advocate,

All are R/o. Siri Nilayam, Plot No. 361, Road No. 80, Phase - III, Jubilee Hills, Hyderabad - 500 096.

...APPELLANTS

AND

1. The State of Telangana, Rep. by its Principal Secretary to Revenue, Telangana Secretariat Road, Central Secretariat, Khairatabad, Hyderabad, Telangana - 500 022.
2. The State of Telangana, Rep. by its Principal Secretary to Municipal Administration, Telangana Secretariat Road, Central Secretariat, Khairatabad, Hyderabad, Telangana - 500 022.
3. The State of Telangana, Rep. by its Principal Secretary to Home, Telangana Secretariat Road, Central Secretariat, Khairatabad, Hyderabad, Telangana - 500 022.
4. The State of Telangana, Rep. by its Principal Secretary to Panchayath Raj and Rural Development Telangana Secretariat Road, Central Secretariat, Khairatabad, Hyderabad, Telangana - 500 022.
5. The District Collector, Ranga Reddy District, Kongarkalan, RR District, Hyderabad - 501 510.
6. The Land Reforms Tribunal-Cum-Revenue Divisional Officer, Chevella Division, Chevella - 501 503.
7. The Tahsildar-Cum-Sub-Registrar, Moinabad Mandal, Moinabad, RR District - 500 075.
8. The Hyderabad Metro Development Authority, Rep. by Metropolitan Commissioner, Swarna Jayanthi Complex, Ameerpet, Hyderabad - 500 082.
9. The Greater Hyderabad Municipal Corporation, Rep. by Commissioner, Tankbund, Hyderabad.

10. The Director of Town and Country Planning, 3rd to 5th Floors, 640, Opp. PTI Building, AC Guards, Hyderabad - 500 004.
11. The Executive Officer, Surangal Gram Panchayath, Surangal Village, Moinabad Mandal, Ranga Reddy District.
12. The Commissioner of Police, Cyberabad, Gachibowli, Hyderabad - 500 032.
13. The Deputy Commissioner of Police, Shamsabad Zone, Ranga Reddy Nagar, Shamsabad, Hyderabad - 501 218.
14. The Asst. Commissioner, Rajendra Nagar Zone 66/1, Bannerghatta Main Road, Rajendranagar Mandal, Ranga Reddy District - 500 075.
15. The Station House Officer, Moinabad Police Station, Ranga Reddy District - 500 075.
16. Sama Penta Reddy, S/o. S Kista Reddy, Aged about 59 years, Occ. Business, R/o. H. No. 184, Sri Ram Nagar, Moinabad, Ranga Reddy District - 501 504. Chevella Division Chevella - 501 503. Sri Y. S. Srinivas, The Tahsildar Moinabad Mandal, Moinabad RR, District - 500 075.
17. Sama Manik Reddy, S/o. S. Swamy Reddy, Aged about 39 years, Occ. Farmer, R/o. H. No. 188, Murthuzaguda, Moinabad, R.R. District - 501 504.
18. Sri Vummadi Dayakar Reddy, S/o. V. Ram Reddy, Aged about 52 years, Occ. Business, R/o. H. No. 8761/6, Old Bowenpally, R.R. Nagar, Tirumalagiri, Hyderabad - 500 011.
19. Vanagala Jagan Mohan Reddy, S/o. late Buchi Reddy, Aged about 64 years, Occ. Business, R/o. H. No. 1262/236, Viveknagar Kukatpally, Hyderabad - 500 072.
20. Naidu Sumalatha, W/o. Kota Eswara Rao, Aged about 39 years, Occ. Business, R/o. H. No. 71209/3, Flat No. 501, Selegance Apartments, Beside Slate School, Hyderabad - 500 016.
21. Kota Eswara Rao, S/o. Kota Mallaiah, Aged about 41 years, Occ. Business, R/o. Flat No. 1808, Green hill Rainbow, Hitech City, MMTS, KPHB, Hyderabad - 500 018.
22. Thatikonda Rama Devi, W/o. Narahari Reddy, Aged about 39 years, Occ. Business, R/o. Flat No. 510, Fortune Castle, Doctors Colony, Saroomagar, Hyderabad - 500 035.
23. Thaniparthi Bhanu Prasad Rao, S/o. T. Prabhakar Rao, Aged about 58 years, Occ. Business, R/o. H. No. 83110, Flat No. 501 Hanuman Mansion, Srinagar Colony, Hyderabad - 500 073.
24. Kodali Nipun, S/o. K. Sudhakar Reddy, Aged about 28 years, Occ. Business, R/o. H. No. 82684/3/72, Banjara Green Colony, Banjara Hills Road No. 12, Hyderabad - 500 034.
25. Kallem Rakesh Chandra Reddy, S/o. K. Raghuram Reddy, Aged about 44 years, Occ. Business, R/o. 11287/11/7, Chikkadpally, Musheerabad, Hyderabad - 500 020.
26. Sri Naveen Mittal, I.A.S., Principal Secretary to Revenue, Telangana Secretariat Road, Central Secretariat, Khairtabad, Hyderabad, Telangana - 500 022.
27. Sri Dr. S. Harish, I.A.S., District Collector, Ranga Reddy District, Kongarkalan, R.R. Dist., Hyderabad - 501 510.
28. Sri Venu Madhav Rao, The Land Reforms Tribunal-Cum-Revenue Divisional Officer Chevella Division Chevella - 501 503.
29. Sri Y. S. Srinivas, The Tahsildar Moinabad Mandal, Moinabad RR, District - 500 075.

...RESPONDENTS

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 respondents not to dispossess the 2nd appellant and the 3rd Appellant from their legal, lawful possessed lands in Sy.nos. 159, 161 and 162.

IA NO: 2 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 revenue authorities to mutate the 1st Appellants land to an extent of Ac.18-00 Gts in survey no.168 in Surangal Village, Moinabad Mandal, Ranga Reddy District in Bhu Bharathi records and issue pattedar pass books as land of the 1st Appellant which is distinct/different and separable from Appellant No.2 and 3 and is not the subject matter of the impugned proceedings of the 6th Respondent in Case No.L/530 of 2022, Dt. 10/6/2022 by implementing the orders of this Honourable High Court in WP.No. 28573 of 2021, Dt.12/11/2021 which had become final.

IA NO: 3 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 suspend the Honourable Learned Single Judge orders, Dt. 24/03/2025 in W.P. No. 21156 / 2023 pending disposal of the Writ Appeal.

Counsel for the Appellant Nos.1 & 2: SRI V.VENUMADHAV

Counsel for the Appellant No.3: SRI CHAVA HANUMANTHA RAO (PARTY IN PERSON)

Counsel for the Respondent Nos.1,5,6 & 7: GP FOR REVENUE

Counsel for the Respondent Nos.2 & 10: GP FOR MPCL ADMN & URBAN DEV

Counsel for the Respondent Nos.3,12 TO 15: GP FOR HOME

Counsel for the Respondent No.4: GP FOR PANCHAYATH RAJ & RURAL DEV

Counsel for the Respondent No.8: SRI V.NARASIMHA GOUD, SC FOR HMDA

Counsel for the Respondent No.9: SRI G.MADHUSUDHAN REDDY, SC FOR GHMC

Counsel for the Respondent No.11: SRI P.KISHORE RAO, SC FOR GRAM PANCHAYATH

Counsel for the Respondent Nos.16,22 TO 25: SRI DAMMALAPATI SRINIVAS, SENIOR COUNSEL FOR SRI ROHIT POGULA

Counsel for the Respondent Nos.17 TO 21: --

The Court made the following: JUDGMENT

**THE HON'BLE THE ACTING CHIEF JUSTICE SUJOY PAUL
AND
THE HON'BLE SMT. JUSTICE RENUKA YARA**

WRIT APPEAL No.521 OF 2025

JUDGMENT: *(Per the Hon'ble the Acting Chief Justice Sujoy Paul)*

Sri Chava Hanumantha Rao, appellant No.3, as party-in-person and on behalf of other appellants; learned Government Pleader for Revenue for respondent No.1; Dammalapati Srinivas, learned Senior Counsel representing Sri Rohit Pogula, learned counsel for respondent Nos.16, 22, 23, 24 and 25 and Sri G.Madhusudhan Reddy, learned Standing Counsel for GHMC.

2. With the consent finally heard.
3. This *intra*-Court appeal takes exception to the order dated 24.03.2025 in W.P.No.21156 of 2023, whereby the learned Single Judge declined interference because of existence of a statutory remedy under Section 80 of **The Telangana Tenancy and Agricultural Lands Act, 1950** (for short, Tenancy Act).
4. The party-in-person submits that no doubt there exists a statutory remedy of appeal, but said remedy is not proper course because the revenue entries of the appellants have been changed to their detriment which is bad in law. This violates principles of

natural justice because they were not heard before issuing the certificate under Section 38-E of the Tenancy Act. Secondly, he submits that the learned Single Judge ought not to have relegated the appellants to avail the said remedy because there exist an order of this Court in W.P.No.28573 of 2021 for recording revenue entries in their favour. Lastly, it is submitted that one of the private respondents is politician and, therefore, the appellate remedy will not be efficacious.

5. The other side opposed the prayer and supported the order of learned Single Judge.

6. We have heard the parties at length and perused the record.

7. It is clear that there exists a statutory alternative remedy. The said remedy can be bypassed only on satisfying certain factors. The argument of the appellants needs to be looked into one by one. The pleadings of writ affidavit nowhere show that the names of the appellants were recorded in the revenue records. Sadly, the order passed in W.P.No.28573 of 2021 is also projected in an incorrect way. The relevant portion of order in W.P.No.28573 of 2021 reads thus:

“5. In view of the above made submissions, without going into the merits or demerits of the case, the Writ Petition is

disposed of directing the respondent authorities to consider the online applications of the petitioners, dated 05.12.2017, and pass necessary orders thereon, strictly in accordance with law, as expeditiously as possible, preferably, within a period of eight weeks from the date of receipt of a copy of this order, duly putting all the interested parties on notice and considering the objections, if any.

Pending miscellaneous petitions, if any, shall stand closed. There shall be no order as to costs."

8. A careful reading of this order shows that there was no direction by this Court to record the names of the appellants in revenue records. Instead, the direction is only to consider the online applications of the appellants. The appellants have not rightly projected the outcome of the said writ petition while arguing the matter. We deprecate the said practice. Even assuming that one of the respondents is a politically influential person, it cannot be said that as a rule of thumb, the appellate authority will not be able to deliver justice. More so, no such allegation was made in the writ petition. Another argument faintly raised was that the High Court has passed several orders in the matter. The appellate authority will not be able to understand and interpret the said orders. We do not see any merit in the contention. Thus, in our view, the learned Single Judge has taken a plausible view which does not warrant interference.

9. Accordingly, the writ appeal is **dismissed**. There shall be no order as to costs. Miscellaneous petitions pending, if any, shall stand closed.

Sd/- A. PRATHIMA
DEPUTY REGISTRAR
SECTION OFFICER

//TRUE COPY//

To

1. Sri Chava Hanumantha Rao, S/o. Late Chava China Veera Bhadrach, Aged about 75 years, Occ. Advocate, R/o. Siri Nilayam, Plot No. 361, Road No. 80, Phase - III, Jubilee Hills, Hyderabad - 500 096.
2. One CC to SRI V.VENUMADHAV, Advocate [OPUC]
3. Two CCs to GP FOR REVENUE, High Court for the State of Telangana, at Hyderabad. [OUT]
4. Two CCs to GP FOR MPCL ADMN & URBAN DEV, High Court for the State of Telangana, at Hyderabad. [OUT]
5. Two CCs to GP FOR HOME, High Court for the State of Telangana, at Hyderabad. [OUT]
6. Two CCs to GP FOR PANCHAYAT RAJ & RURAL DEV, High Court for the State of Telangana, at Hyderabad. [OUT]
7. One CC to SRI V.NARASIMHA GOUD, SC FOR HMDA [OPUC]
8. One CC to SRI P.KISHORE RAO, SC FOR GRAM PANCHAYATH [OPUC]
9. One CC to SRI G.MADHUSUDHAN REDDY, SC FOR GHMC [OPUC]
10. One CC to SRI ROHIT POGULA, Advocate [OPUC]
11. Two CD Copies

PSK.

[Handwritten signature]

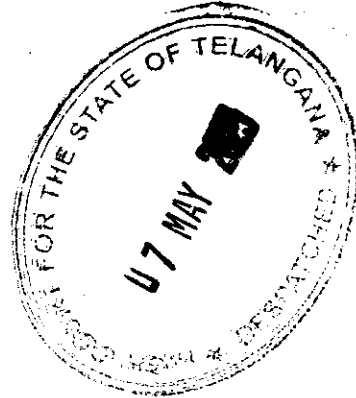
HIGH COURT

HAC,J

&

RY,J

DATED:02/05/2025



JUDGMENT

WA.No.521 of 2025

**DISMISSING THE WRIT APPEAL
WITHOUT COSTS**

(17)

lpr

7/5/25