

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

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

PRESENT

**THE HONOURABLE THE CHIEF JUSTICE SRI APARESH KUMAR SINGH
AND
THE HONOURABLE SRI JUSTICE G.M. MOHIUDDIN**

WRIT APPEAL NO: 344 OF 2026

Writ Appeal under clause 15 of the Letters Patent preferred against the Order dated. 07-01-2026 in W.P.No. 21803 of 2024. on the file of the High Court.

Between:

1. Bhimanaveni Srinivas, S/o. Gangaram Age. 35 years, H.No.1-42, Battisavargam Village, Mavala Mandal, Adilabad District.
2. Bhimanaveni Ganganna, S/o. Gangaram Age. 37 years, H.No.1-42, Battisavargam Village. Mavala Mandal, Adilabad District.
3. Logiti Uma, W/o. Pochanna, D/o. Gangaram Age. 40 years, H.No.1-42, Battisavargam Village, Mavala Mandal, Adilabad District

...APPELLANTS/PETITIONERS

AND

1. The State of Telangana, Represented by its Principal Secretary, Revenue Department, Secretariat Buildings, Hyderabad.
2. The District Collector, Adilabad, Adilabad District.
3. Revenue Divisional Officer, Adilabad, Adilabad District.
4. The Tahsildar, Mavala Mandal, Adilabad District.

...RESPONDENTS/RESPONDENTS

IA NO: 1 OF 2026

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 order dated 07.01.2026 passed by Hon'ble Sri Justice E.V. Venugopal in W.P.No.21803 of 2024.

**Counsel for the Appellants: SRI E.MADAN MOHAN RAO FOR SRI B.ARJUN
Counsel for the Respondents: SRI MURALIDHAR REDDY KATRAM,
GP FOR REVENUE**

The Court made the following: JUDGMENT

IN THE HIGH COURT FOR THE STATE OF TELANGANA
AT HYDERABAD

THE HON'BLE THE CHIEF JUSTICE SRI APARESH KUMAR SINGH
AND
THE HON'BLE SRI JUSTICE G.M.MOHIUDDIN

WRIT APPEAL No.344 of 2026

Dated: 24.03.2026

Between:

Bhimanaveni Srinivas
and 2 others.

...Appellants

and

The State of Telangana,
Represented by its Principal Secretary,
Revenue Department, Secretariat Buildings,
Hyderabad,
and 3 others.

...Respondents

JUDGMENT:

Learned Senior Counsel Sri E.Madan Mohan Rao, representing
learned counsel Sri B.Arjun, appears for the appellants.

Sri Muralidhar Reddy Katram, learned Government Pleader for Revenue, appears for the respondents.

2. The present appeal arises out of the judgment dated 07.01.2026 passed by the learned writ court disposing of W.P.No.21803 of 2024 filed by the appellants herein.

3. The application for pattadar pass books correction made by the appellants on 22.06.2024 was rejected by the impugned order dated 12.07.2024 by the Additional Collector (Revenue), Adilabad, exercising the powers of the District Collector. The appellants assailed it in the impugned writ proceedings. The learned writ court disposed of the writ petition relegating the appellants to approach the competent civil court as it involved pure questions of fact which could be appropriately addressed by the civil court in a properly instituted civil suit based on the evidence adduced by the parties.

4. The case of the appellants stemmed from the assertion that in the year 1994-95 their father's name was deleted from the possession column in the revenue records without issuing any notice. Representations made thereafter to the revenue authorities were of no avail. After the death of their father, appellants also pursued the matter

and thereafter filed the application on 22.06.2024. The impugned order dated 12.07.2024 records that the subject land is classified as “poramboke sarkari” which means Government land and not private land. Being aggrieved, the appellants have preferred this appeal.

5. During the course of submissions, this Court has taken note of the statutory forum available under Section 14 of the Telangana Bhu Bharati (Record of Rights in Land) Act, 2025 (hereinafter referred to as, “the Act of 2025”), which reads as under:

“14. Land Tribunals: The Government may, by notification in the official gazette, constitute one or more Land Tribunals with such composition and at such places for such area or areas, as may be specified in the notification:

Provided that until such Land Tribunal is constituted or established or when there is a vacancy in the Land Tribunal so constituted, the Commissioner shall be deemed to be Land Tribunal for the entire State or for such area, as the case may be.”

6. It is not in dispute that the impugned order was passed under the Telangana Rights in Land and Pattadar Pass Books Act, 2020 (hereinafter referred to as, “the old Act”), which stands repealed by the Act of 2025. Section 23 of the Act of 2025 is the repeal and saving clause, which reads as under:

“23. Repeal and Saving:- (1) The Telangana Rights in Land and Pattadar Pass Books Act, 2020 is hereby repealed:

Provided that the provisions of section 8 of the Telangana General Clauses Act, 1891 (Act No.1 of 1891) shall be applicable in respect of the repeal of the said enactment, standing orders and other provisions of Law,

and Section 8 and 18 of the said Act shall be applicable as if the enactment, standing orders, provisions of law had been repealed and re-enacted by this Act.

(2) The word "**Dharani**" or "**Dharani Portal**" found in the Telangana Panchayat Raj Act, 2018 or the Telangana Municipalities Act, 2019 or the Greater Hyderabad Municipal Corporation Act, 1955 or any other Act shall be replaced with "**RoR Portal**".

(3) Any action taken or decision made under the Telangana Rights in Land and Pattadar Pass Books Act, 2020 until it was in force shall be valid and enforceable as if the said Act is in force."

7. Though submissions have been made by the learned Senior Counsel for the appellants that since the impugned order dated 12.07.2024 was passed under the old Act by the Additional Collector instead of the Tahsildar, the said order deserves to be set aside, however, no such specific ground has been taken in the writ petition or in the appeal.

8. On the other hand, Section 14 of the Act of 2025 specifically provides that until such Land Tribunal is constituted or established or when there is a vacancy in the Land Tribunal so constituted, the Commissioner shall be deemed to be Land Tribunal for the entire State or for such area, as the case may be.

9. Learned Government Pleader for Revenue appearing for the respondents, on being asked, has informed that no such Land Tribunal has yet been constituted under the Act of 2025. In that case, the

Commissioner shall be deemed to be the Land Tribunal under Section 14 of the Act of 2025. Since the impugned order 12.07.2024 has not been passed under the Act of 2025, reference to Section 15 of the Act of 2025, which provides for procedure of appeal arising out of the orders passed under the Act of 2025, would also not be applicable to the case at hand. We are, therefore, of the view that the learned writ court instead of relegating the appellants to the competent civil court, ought to have directed the appellants to approach the Land Tribunal i.e., the Commissioner under Section 14 of the Act of 2025 by way of an appeal.

10. Therefore, the impugned order of the learned writ court directing the appellants to approach the competent civil court is set aside and the writ appeal is disposed of by giving liberty to the appellants to approach the Commissioner with an appeal within a period of two weeks. The appellants would be entitled to take all such grounds of law and fact. In case such an appeal is preferred within the period of two weeks, the Commissioner deemed as the Land Tribunal would consider it in accordance with law within a reasonable time after due notice to all the parties concerned in accordance with law, preferably within a period of four months from the date of receipt of a copy of this judgment along with the memo of appeal. However, there shall be no order as to costs.

Miscellaneous applications pending, if any, shall stand closed.

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

//TRUE COPY//

SECTION OFFICER

To

1. The Principal Secretary, Revenue Department, Secretariat Buildings, Hyderabad, State of Telangana.
2. The District Collector, Adilabad, Adilabad District
3. Revenue Divisional Officer, Adilabad, Adilabad District
4. The Tahsildar, Mavala Mandal, Adilabad District
5. One CC to SRI B.ARJUN, Advocate [OPUC]
6. Two CCs to GP FOR REVENUE, High Court for the State of Telangana, at Hyderabad. [OUT]
7. Two CD Copies

PSK.

TKS

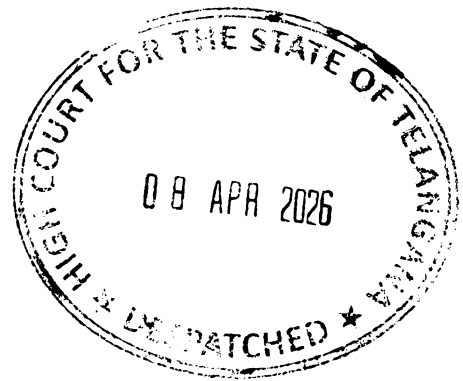


HIGH COURT

DATED:24/03/2026

JUDGMENT

WA.No.344 of 2026



**DISPOSING OF THE WRIT APPEAL
WITHOUT COSTS**

10 — JKS
4/4/26.