

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

**TUESDAY, THE THIRTIETH DAY OF JUNE
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: 561 OF 2026

Writ Appeal under clause 15 of the Letters Patent preferred against the Order Dated 27-02-2026 in W.P.No.5341 of 2026 on the file of the High Court.

Between:

Narayandas Nawalmal Rizvani, S/o Nawalmal Khushumal, Aged about 78 years, Occ Business, R/o Behind Jawahar Karkhana, Near House of Gadekar, Shrirampur, Maharashtra, Through his GPA Holder V. C. Prakash Reddy, S/o. Late Sri V.C. Raja Reddy, Aged about 65 years, Occ Business, R/o Plot No.197/A/D, MLA Colony, Road No.12, Banjara Hills, Hyderabad, Telangana.

...APPELLANT

AND

1. M/s. Lakshmi Engineering and Construction Company, A partnership firm having its office at H No 14907 and 908, Bakaram, Musheerabad Mandal, Hyderabad, Rep by it s Managing Partner P Nanda Kumar
2. The State of Telangana, Rep by its Principal Secretary, Revenue Department, Secretariat Hyderabad.
3. The District Collector, Ranga Reddy District, Kongar Kalan, Ranga Reddy District.
4. The Revenue Divisional Officer, Chevella Division, Attapur Hyderabad.
5. Thasildar- cum-Joint Sub Registrar, Gandipet Mandal, Gandipet, Ranga Reddy District.

...RESPONDENTS

I.A. NO: 4 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 27.02.2026 made in W.P.No.5341/2026 made by the Hon'ble Justice Sri B. Vijayasen Reddy pending disposal of the above Appeal.

Counsel for the Appellant: SRI V.V.RAMANA

**Counsel for the Respondent No.1: SRI V.R.AVULA, REP.
SRI SUBBA RAO POSANI**

**Counsel for the Respondent No.2 to 5: SRI MURALIDHAR REDDY KATRAM,
GP FOR REVENUE**

The Court delivered the following: JUDGMENT

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.561 of 2026

DATED : 30.06.2026

Between:

Narayanadas Nawalmal Rizvani

... Appellant

AND

M/s. Lakshmi Engineering and Construction Company,
Hyderabad and four others.

... Respondents

JUDGMENT:

Mr. V.V. Ramana, learned counsel appears for
the appellant.

Mr. V.R. Avula, learned counsel represents Mr. Subba Rao
Posani, learned counsel for respondent No.1.

Mr. Muralidhar Reddy Katram, learned Government Pleader
for Revenue for the respondent Nos.2 to 5.

2. The present appeal is filed by the third party against the order
dated 27.02.2026 passed in W.P. No.5341 of 2026 by the learned
writ Court on the following prayer made by the writ petitioner:

"...to issue appropriate writ or direction or order more
particularly a writ of Mandamus declaring the action of the
Respondent Nos.2 to 4 in not considering the online application

vide ID No.2500059312 dated 07.07.2025 submitted by the petitioner to Bhu Bharathi Portal for mutation of petitioner's name in the revenue records in respect of the land admeasuring Ac.11.02 Gts., in Survey No.301 of Puppalaguda Village Gandipet Mandal (Formerly Rajendranagar Mandal), Ranga Reddy District, as arbitrary discriminatory illegal and violative of Article 14, 15, 21 and 300A OF constitution of India and consequently direct the Respondents for mutation of petitioner's name in the revenue records and issuance of Pattedar Pass Books in respect of the land Ac.11.02 Gts., in Survey No.301 of Puppalaguda Village Puppalaguda Village Gandipet Mandal (Formerly Rajendranagar Mandal), Ranga Reddy District, duly considering the report submitted by the 4th respondent vide Proceedings No B/567/2025/GDPT/Notional Khata to Patta..”

3. The learned writ Court, after considering the submissions made by the learned counsel for the writ petitioner as well as the State, disposed of the aforesaid writ petition with the following direction:

“In view of the above, the writ petition is disposed of with a direction to the respondent No.4 to consider the online application of the petitioner vide ID.No.2500059312 dated 07.07.2025 for mutation of the name of the petitioner in the revenue records in respect of the land admeasuring Ac.11.02 guntas in Sy. No.301 of Puppalaguda Village, Gandipet Mandal, Formerly Rajendranagar Mandal, Ranga Reddy District, by duly taking note of the query raised by the respondent No.3 regarding acquisition of Ac.2.04 guntas out of Ac.11.02 guntas in Sy.No.301, Puppalaguda village, and by putting the petitioner and other interested persons on notice and dispose of the mutation application within a period of three (3) months from the date of receipt of a copy of this order.”

4. The appellant approached this Court alleging that without impleading or without issuing notice to him, the order under appeal has been passed by the learned writ Court. The appellant claims to have acquired the subject property as evacuee property in certain survey numbers in Puppalguda Village, Gandipet Mandal, Ranga

Reddy District and Imbrahimbagh, through allotment orders passed in 1955 and 1956. Pursuant to the said allotment, the competent authority issued Sanad in respect of the lands by virtue of which the ancestors of the claimants acquired absolute rights and title to the above lands. A partition suit has been filed by one Thakurdas N. Rizwani against the appellant and another *vide* R.C.S. No.663 of 2000 pending before the learned Senior Civil Judge, Nanded, in respect of the joint family properties including the subject property. Further proceedings have been held in respect of the subject property. The writ petitioner seems to have claimed ownership and possession of the land to the extent of Acs.11.02 guntas, in Survey No.301 of Puppalguda Village, Gandipet Mandal, Ranga Reddy District, through registered sale deed dated 18.02.2006. Thereafter, the writ petitioner claims to have submitted an application before the Tahsildar, Gandipet Mandal, Ranga Reddy District, on 07.07.2025 for online mutation of its name in the revenue records and for issuance of pattadar pass book and title deed in respect of the said property. Thereafter, respondent No.1 approached the learned writ Court as allegedly no action was taken thereon.

5. Learned counsel for the appellant submits that the appellant has stake in the subject property. Therefore, he ought to have been impleaded before any direction was issued for consideration of the online application of the writ petitioner for mutation of its name in the revenue records. The appellant being aggrieved, preferred leave application, I.A. No.1 of 2026, to file this appeal which has been allowed by the Coordinate Bench of this Court *vide* order dated 09.06.2026.

6. Leaned Senior Counsel for the writ petitioner submits that the learned writ Court has simply directed respondent No.4 to consider online application dated 07.07.2025 of the writ petitioner seeking mutation, only after putting it and other interested persons on notice within the specified period. Therefore, the order of the learned writ Court is innocuous and does not affect the substantive rights of any of the persons including the appellant.

7. Learned counsel for the State submits that the impugned directions only mandate the competent authority to consider the application in accordance with law.

8. Section 8 of the Telangana Bhu Bharati (Record of Rights in Land) Act, 2025 (for short 'the Act') prescribes the procedure for

correction of the records of rights. It includes notice in writing to all persons whose names are entered in the Record of Rights and who are interested in or affected by the amendment and to any other persons whom he has reason to believe to be interested therein or affected thereby to show cause within a specified period as to why the correction or amendment in the mutation records be not carried out. The Revenue Divisional Officer is required to consider every objection made in that behalf after making such enquiry as may be prescribed and pass orders in relation thereto as he deems fit. The order also has to be communicated to the persons concerned. The Act further provides the remedy of appeal before the Land Tribunal under Section 14 thereof. Therefore, the appellant should not apprehend any adverse decision without notice to him.

7. Upon hearing the learned counsel for the parties and taking into consideration the relevant facts and materials on record, we are of the opinion that the order under appeal does not decide any claim of the writ petitioner or the parties who may have stake in the subject property in respect of correction of the records or mutation entries including that of the appellant. In the nature of the directions passed therein, the Revenue Divisional Officer is required to take a decision

in terms of the provisions of the Act and the procedure prescribed under Section 8 thereof. The appellant is also at liberty to file objections, if any, thereto. Accordingly, we do not find any reason to interfere in the order under appeal.

The Writ Appeal is disposed of with the aforesaid observations. There shall be no order as to costs.

Miscellaneous applications, if any pending, shall stand closed.

**SD/- MOHD. ISMAIL
DEPUTY REGISTRAR**

//TRUE COPY//


SECTION OFFICER

To,

1. The Principal Secretary, Revenue Department, Secretariat Hyderabad, State of Telangana.
2. The District Collector, Ranga Reddy District, Kongar Kalan, Ranga Reddy District.
3. The Revenue Divisional Officer, Chevella Division, Attapur Hyderabad.
4. The Thasildar-cum-Joint Sub Registrar, Gandipet Mandal, Gandipet, Ranga Reddy District.
5. One CC to SRI V.V.RAMANA, Advocate [OPUC]
6. One CC to SRI SUBBA RAO POSANI, Advocate [OPUC]
7. Two CCs to GP FOR REVENUE, High Court for the State of Telangana at Hyderabad [OUT]
8. Two CD Copies

BSR

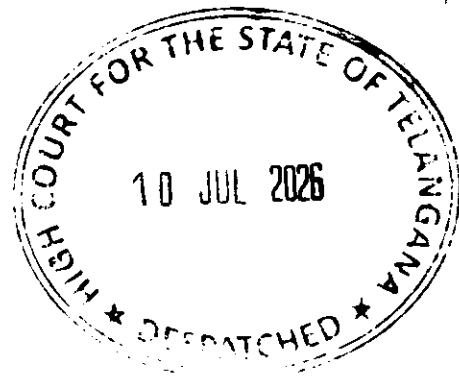
TKS
PMA.

HIGH COURT

DATED: 30/06/2026

JUDGMENT

WA.No.561 of 2026



DISPOSING OF THE WRIT APPEAL,
WITHOUT COSTS

⑪ pma.
9/7/26.