

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

**MONDAY, THE TWENTIETH DAY OF JULY
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: 716 OF 2026

Writ Appeal under clause 15 of the Letters Patent Writ Appeal preferred against the order dated 24/03/2026 in W P No 2241 of 2025 and pass on the file of the High Court.

Between:

M. Ramakrishna, S/o.Late M.V.Raghavaiah Age 66 years, Occ Business,
R/o. H.No.1-1-336/39/A/1, Vivek Nagar Chikkadpally, Hyderabad 500020.

...WRIT APPELLANT /WRIT PETITIONER No. 1

AND

1. The State of Telangana, Rep. by its Principal Secretary Revenue Department Secretariat, Hyderabad
2. The District Collector, Office at Kongara Kalan, Ibrahimpatnam, Ranga Reddy District.
3. The Joint Collector, Office at Kongara Kalan, Ibrahimpatnam, Ranga Reddy District.
4. The Revenue Divisional Officer, Chevella Revenue Division, Attapur, Hyderabad.
5. The Tahsildar, Serilingampally Mandal Ranga Reddy District.
6. The District Registrar, Ranga Reddy District.
7. Bollineni Krishnaiah, S/o.Ramanaiah Naidu Aged about 83 years, Occ Business, 82502/1/A JIVI Towers, Road No.7, Banjara Hills, Hyderabad.
8. Smt R. Swarupa Rani alias Yerra Swarupa, D/o. R. Balaiah, W/o. Late Yerra Shankar Aged about 63 years, Occ Employee R/o. Flat No.201, Professors Quarters South Campus, University of Hyderabad
9. M/s. Mahathi Infrastructures Company, Having its Office at Plot No.2527 Flat No 106 Srinidhi Towers SBH Colony Hyderabad - 500072 Rep. by its Managing Partner Sri Ramprasad Reddy Arani, S/o.Sri Jayarami Reddy Arani Aged about 53 years, R/o.Door No.1104 Pegasus A Wing Meenakshi Sky Lounge Hitex Road Khanamet Serilingampally K V Ranga Reddy District Telangana State - 500084
- 10.M/s. Markaz Infrastructure Projects, Having its Office at H.No.82282/1/1 Markaz Villa, Road No.3, Banjara Hills Hyderabad, Rep. by its Managing

Partner Sri Ramprasad Reddy Arani, S/o.Sri Jayarami Reddy Arani Aged about 53 years, R/o.Door No.1104 Pegasus A Wing Meenakshi Sky Lounge Hitex Road Khanamet Serilingampally K V Ranga Reddy District Telangana State - 500084

11. Gutta Malakondarayudu, S/o.Malakondaiah Aged about 49 years, Occ Business R/o.1574/6J New Maruthi Nagar Kothapet , Hyderabad, T.G
12. Boppana Jhansi Rani, W/o.Sarat Gopal Aged about 71 years, Occ Housewife R/o. Plot.No.155 Road No.13/A Behind Ladies Club VTC, Jubilee Hills, Hyderabad

.....RESPONDENTS /RESPONDNET Nos. 1to12 in W.P.

13. M. Hema Priya. D/o. M.Ramakrishna Age 31 years, Occ Pvt. Service R/o. H.No.1-1-336/39/A/1 Vivek Nagar Chikkadpally, Hyderabad 500020

...RESPONDENT/WRIT PETITIONER No. 2

I.A. NO: 2 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 operation. implementation and all consequential actions arising out of the NALA Proceedings bearing Nos.2101065645 dated 21.12.2021, 2101065955 dated 21.12.2021, 2101066510 dated 22.12.2021, 2101112979 dated 22.04.2022, 2300084986 dated 01.02.2023 and 2101111076 dated 01.02.2023 issued by Respondent No.5 in respect of land situated in Sy.No.109/1 of Kondapur Village, Serilingampally Mandal, Ranga Reddy District, pending disposal of the accompanying Writ Appeal,

I.A. NO: 3 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 direct the Respondent Nos. 2 to 5 to mutate the name of Petitioner by rectifying the records in respect of land admeasuring to an extent of Ac. 19-08 gts in Sy. No. 109/1, an extent of Ac. 5-21 gts in Sy. No. 112/3 and an extent of Ac. 2-35 gts in Sy. No. 134 situated at Kondapur Village, Serilingampally Mandal, Ranga Reddy District, pending disposal of the main writ petition. in the interest of justice.

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 direct the Respondent Nos. 2 to 5 to mutate the name of Petitioner by rectifying the records in respect of land admeasuring to an extent of Ac. 19-08 gts in Sy. No. 109/1, an extent of Ac. 5-21 gts in Sy. No. 112/3 and an extent of Ac. 2-35 gts in Sy. No. 134 situated at Kondapur Village, Serilingampally Mandal, Ranga Reddy District, pending disposal of the main writ petition, in the interest of justice.

Counsel for the Appellant: SRI. SURYA BALU MAHENDRA

Counsel for the Respondent Nos. 1to6 : GP FOR REVENUE

Counsel for the Respondent Nos. 7&8: SRI CH. RAMAKRISHNA

**Counsel for the Respondent Nos.9&10: SRI A. RAVINDER REDDY REP
SRI D.V. SRINIVASA RAO**

Counsel for the Respondent Nos. 11&12: SRI SVS. PRASAD RAO

Counsel for the Respondent No.13: SRI SREENIVASA RAO VELEVELA

The Court made the following: ORDER

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.716 of 2026

Dated:20.07.2026

Between:

M.Ramakrishna

...Appellant

and

The State of Telangana,
Rep. by its Principal Secretary,
Revenue Department,
Secretariat, Hyderabad.
and 12 others.

...Respondents

JUDGMENT:

Heard Sri Surya Balu Mahendra, learned counsel for the appellant, who was writ petitioner No.1; Sri Muralidhar Reddy Katram, learned Government Pleader for Revenue, appearing for respondents No.1 to 6; learned Senior Counsel Sri A.Ravinder Reddy, representing learned counsel Sri D.V Srinivasa Rao, appearing for respondents No.9

and 10 and learned counsel Sri Sreenivasa Rao Velevela appearing for respondent No.13, who was writ petitioner No.2.

2. W.P.No.2241 of 2025 was filed by writ petitioner No.1 originally with whom writ petitioner No.2 joined later to question the orders passed by the Tahsildar for conversion of agricultural land into non-agricultural purpose in Survey Nos.109/1, 112/3 and 134 admeasuring different extents situated at Kondapur Village, Serilingampally Mandal, Ranga Reddy District, as being illegal and violative of the Telangana Agricultural Land (Conversion for Non-Agricultural Purposes) Act, 2006 (hereinafter referred to as, "the NALA Act"). The learned writ court, by the impugned judgment dated 24.03.2026, dismissed the writ petition holding that the writ petition involves substantial and intricate disputes concerning ownership, succession and the validity of various alienations, many of which are already *sub judice* before competent civil courts.

3. Both the writ petitioners claim to be the absolute owners of land measuring Acs.19.08 guntas in Survey No.109/1 of Kondapur Village, Serilingampally Mandal, Ranga Reddy District, and also other extents of adjoining lands having inherited the same from late Sri M.V.Raghavaiah, who is the father of writ petitioner No.1. The

chronology of facts pleaded by the writ petitioners indicates that a development agreement was entered by the writ petitioners with one M.Thimmayya without any authority to alienate the property without the layout approval. However, the alienations made by M.Thimmayya led to the disputes and institution of O.S.No.458 of 1997 against the mother of writ petitioner No.1 and others. The dispute was, however, settled and the suit was withdrawn after settlement. Subsequent thereto, the writ petitioners alleged, collusive conveyance of properties through six unregistered agreements of sale-cum-General Power of Attorneys dated 12.09.1997 in favour of charitable trust and others. The writ petitioners contended that mutata proceedings undertaken thereto were collusive, antedated and void, as no notice was issued to the interested parties. This led to filing of W.P.No.12470 of 2019 after the appeals before the Revenue Divisional Officer were dismissed. The learned writ court had directed maintenance of *status quo* with respect to the revenue entries concerning the subject lands. Despite the same, the impugned conversion orders under the NALA Act were passed and development proceedings were executed with commencement of construction activities. The writ petitioners approached this court in the impugned writ petition assailing the conversion of agricultural lands into non-agricultural purposes by respondent No.5 – Tahsildar. Respondents

No.7 to 10 in the writ petition opposed the prayer disputing the ownership of the writ petitioners as the lawful owners. Respondents No.11 and 12 in the writ petition claimed themselves to be the lawful owners and possessors of certain portions of the subject lands. In this background, the learned writ court dismissed the writ petition, as it involved complex disputes relating to title, ownership, validity of alienations, effect of GPAs, succession rights, family settlements, issues of limitation and allegations of fabricated documents. Being aggrieved, writ petitioner No.1 has preferred the appeal. Writ petitioner No.2 has been arrayed as respondent No.13.

4. Learned Government Pleader for Revenue appearing for respondents No.1 to 6 and the learned counsel for the unofficial respondents do not dispute that the writ petitioners instead of approaching the appellate authority have straightaway preferred the writ petition. They do not object to the writ petitioners being relegated to the appellate authority.

5. We have heard the learned counsel for the parties and considered the limited gamut of facts which are relevant for consideration in the light of the fact that the writ petitioners have bypassed the remedy under

Section 8 of the NALA Act, which provides an appeal against the order of the Tahsildar before the Collector within a specified period.

6. The learned writ court has, however, not taken note of the statutory remedy of appeal available under the NALA Act and held that the issue involves disputed questions of title and civil disputes, which are pending in civil court. Therefore findings and observations were recorded as regards the maintainability of the writ petition on grounds of disputed questions of title and other civil disputes pending between the parties and thus, precluded the remedy before the appellate forum under the NALA Act.

7. The issue involved in the instant writ petition is revolving around conversion of agricultural land into non-agricultural purpose as per the NALA Act, wherein the affected parties seem to have been also impleaded.

8. In the aforesaid circumstances, it is also pertinent to mention that Section 11 of the NALA Act provides that save as otherwise expressly provided in the Act, no court shall entertain any suit or other proceeding to set-aside or modify or question the validity of deficit tax under Section 3 or fine imposed under Section 6 or order or decision made or

passed by any officer or authority under the Act or any rules made thereunder or in respect of any other matter falling within its scope.

9. In this background, upon consideration of the submissions of the learned counsel for the parties, we are of the view that the writ petitioners ought to have approached the appellate forum instead of straightaway approaching the learned writ court in respect of their grievances. Therefore, we are inclined to allow liberty to the writ petitioners to approach the appellate authority against the orders passed by the Tahsildar in respect of the subject lands by impleading all the affected parties, within a period of thirty days from the date of receipt of a copy of this judgment. The appellate authority shall not dismiss the appeal only on the ground of delay, since the writ petitioners were pursuing the remedy before the learned writ court. In view of the judgment passed today, any of the observations made by the learned writ court will not influence the decision of the appellate authority, which should be strictly confined to the merits of the case of the parties, of course, after due notice to all of them.

10. The impugned order passed by the learned writ court is accordingly set aside and the writ appeal is disposed of accordingly. There shall be no order as to costs.

Miscellaneous applications pending, if any, shall stand closed.

//TRUE COPY//

SD/- MOHD. ISMAIL
DEPUTY REGISTRAR

SECTION OFFICER

To,

1. The Principal Secretary Revenue Department Secretariat, T.S., Hyderabad
2. The District Collector, Office at Kongara Kalan, Ibrahimpatnam, Ranga Reddy District.
3. The Joint Collector, Office at Kongara Kalan, Ibrahimpatnam, Ranga Reddy District.
4. The Revenue Divisional Officer, Chevella Revenue Division, Attapur, Hyderabad.
5. The Tahsildar, Serilingampally Mandal Ranga Reddy District.
6. The District Registrar, Ranga Reddy District.
7. One CC to SRI. SURYA BALU MAHENDRA Advocate [OPUC]
8. Two CCs to GP FOR REVENUE High Court for the State of Telangana, at Hyderabad [OUT]
9. One CC to SRI. SREENIVASA RAO VELEVELA, Advocate [OPUC] D
10. One CC to SRI. D.V. SRINIVASA RAO, Advocate [OPUC]
11. One CC to SRI. SVS. PRASAD RAO, Advocate [OPUC]
12. One CC to SRI. CH. RAMA KRISHNA, Advocate [OPUC]
13. Two CD Copies

BM

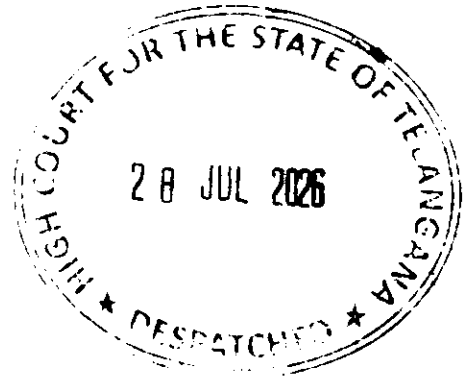
GJP

PMG.

HIGH COURT

DATED: 20/07/2026

**JUDGMENT
WA.No.716 of 2026**



**DISPOSING OF THE WRIT APPEAL
WITHOUT COSTS**

16/PMC,
25/7/26