

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

**THURSDAY, THE TWENTIETH DAY OF AUGUST
TWO THOUSAND AND TWENTY SIX**

PRESENT

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

WRIT APPEAL NO: 397 OF 2026

Writ Appeal under clause 15 of the Letters Patent Appeal Against the order
Dated -30/12/2025 in Writ Petition No.16734 of 2022 on the file of the High Court.

Between:

Endowments Department Rep. by its Assistant Commissioner, Ranga Reddy
District at Dharmika Bhavan, Boggulakunta, Hyderabad

...Appellant/3rd Respondent

AND

1. M/s. Venkateswara Silk Mills, Rep. by its Managing Partner, Dharmendar Kumar Goyal, S/o. late Raghunath Mal Goyal, Aged about 54 years, Occ-Business, R/o. H.No. 7-4-153, Gaganpahad Village, Rajendrangar Mandal, Ranga Reddy District

...Respondent/Writ Petitioner

2. State of Telangana, Rep. by its Principal Secretary, Revenue Department. Telangana Secretariat, Hyderabad.
3. The Deputy Collector, and Tahasildar, Rajendranagar Mandal, Ranga Reddy District at Attapur
4. Sri Ramachandraji Temple, Satamrai Village, Shamshabad mandal. Ranga Reddy District, Rep. by its Executive Officer

(R2 to R3 not necessary party in this petition)

...RESPONDENTS

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 orders passed in W.P.No. 16734 of 2022 dated 30-12-2025.

**Counsel for the Appellant: SRI BHUKYA MANGILAL NAIK,
GP FOR ENDOWMENTS**

Counsel for the Respondent No.1: SRI SRINIVASA MURTHY CHEEDELLA

Counsel for the Respondent No.2 & 3: GP FOR REVENUE

Counsel for the Respondent No.4: SRI CH. SATISH KUMAR

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.397 OF 2026

Dated: 20.08.2026

Between:

Endowments Department,
Rep. by its Assistant Commissioner,
Ranga Reddy District at Dharmika Bhavan,
Boggulakunta. Hyderabad.

...Appellant

And

M/s. Venkateswara Silk Mills,
Rep. by its Managing Partner, Dharmendar Kumar Goyal,
S/o.late Raghunath Mal Goyal, Aged about 54 years,
Occ: Business, R/o.H.No.7-4-153, Gaganpahad Village,
Rajendranagar Mandal, Ranga Reddy District and 3 others

...Respondents

JUDGMENT:

Heard Mr. Bhukya Mangilal Naik, learned Government Pleader for Endowments Department, appearing for the appellant and Mr. Srinivasa Murthy Cheedella, learned counsel appearing for respondent No.1/writ petitioner.

2. Though respondent No.4-Temple is represented, no one appears on its behalf today.

3. The learned writ Court by the impugned order dated 30.12.2025 passed in W.P.No.16734 of 2022 filed by respondent No.1/writ petitioner has set aside the proceedings dated 06.09.2016, whereby mutation orders were passed in favour of respondent No.4 in respect of the subject property, on the ground of violation of principles of natural justice, while remanding the matter to the competent authority to pass appropriate orders after notice to the appellant, respondent No.4 and any other interested parties, purportedly under Section 5(3) of the Telangana Rights in Land and Pattadar Pass Books Act, 1971 (for short, 'ROR Act').

4. On the part of the appellant-Endowments Department, it is contended that the subject property is under litigation before the Endowments Tribunal, wherein the writ petitioner is also a party. Therefore, the mutation proceedings could not have been carried out in respect of the endowments property.

5. Learned counsel for respondent No.1/writ petitioner submits that the subject property is not an agricultural land, but rather declared as an industrial zone, as per the Gazette Notification dated 28.03.2000. Therefore, the mutation could not have been allowed in favour of respondent No.4-Temple. Moreover, the order of the learned Lokayukta, which was the basis for passing the mutation order, has been set aside by a Division Bench of this Court *vide* order dated 09.03.2021 in W.P.No.4449 of 2017. Therefore, the

proceedings dated 06.09.2016 ought to have been set aside by the learned writ Court straightaway without remanding the matter.

6. In view of the aforesaid facts and circumstances, though the impugned order dated 30.12.2025, insofar as setting aside the proceedings dated 06.09.2016 issued by respondent No.3-Deputy Collector and Tahsildar, Rajendranagar Mandal, in respect of the subject property, does not require interference in view of the facts and circumstances recorded herein above, we are of the view that there is no reason to remand the matter to the competent authority to pass appropriate orders under the provisions of the ROR Act.

7. The Writ Appeal is accordingly allowed in part in the manner indicated above. There shall be no order as to costs.

Miscellaneous applications pending, if any, shall stand closed.

**SD/- K.SRINIVASA RAO
JOINT REGISTRAR**

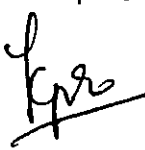
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SECTION OFFICER

To,

1. The Managing Partner, M/s. Venkateswara Silk Mills, Dharmendar Kumar Goyal, S/o. late Raghunath Mal Goyal, Aged about 54 years, Occ- Business, R/o. H.No. 7-4-153, Gaganpahad Village, Rajendranagar Mandal, Ranga Reddy District
2. The Principal Secretary, Revenue Department, State of Telangana, Telangana Secretariat, Hyderabad.
3. The Deputy Collector, and Tahasildar, Rajendranagar Mandal, Ranga Reddy District at Attapur
4. The Executive Officer, Sri Ramachandrajji Temple, Satamrai Village, Shamshabad mandal. Ranga Reddy District.
5. Two CCs to GP FOR REVENUE, High Court for the State of Telangana. [OUT]
6. Two CCs to GP FOR ENDOWMENTS, High Court for the State of Telangana. [OUT]
7. One CC to SRI SRINIVASA MURTHY CHEEDELLA, Advocate [OPUC]
8. One CC to SRI CH. SATISH KUMAR, Advocate [OPUC]
9. Two CD Copies

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TKS

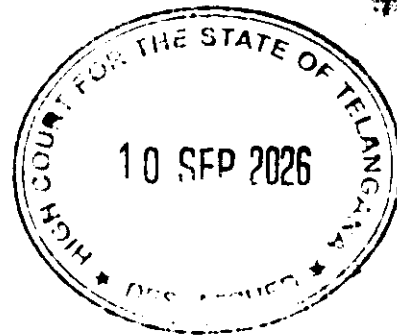


HIGH COURT

DATED: 20/08/2026

JUDGMENT

WA.No.397 of 2026



PARTLY ALLOWING THE WRIT APPEAL
WITHOUT COSTS

(13)

Kper
8/9/26