

**HIGH COURT FOR THE STATE OF TELANGANA AT HYDERABAD
(Special Original Jurisdiction)**

**TUESDAY, THE THIRD DAY OF FEBRUARY
TWO THOUSAND AND TWENTY SIX**

PRESENT

THE HONOURABLE SRI JUSTICE B.VIJAYSEN REDDY

WRIT PETITION NO: 2964 OF 2026

Between:

Gugulothu Bheemudu, S/o Guguloth Pedda Balu, Age. 48 years, Occ. Private Service, R/o. H.No.10-177, Mangapeta Village, Sujathanagar Mandal, Bhadrabdi Kothagudem District.

...PETITIONER

AND

1. The State of Telangana, Rep. by its Principal Secretary, Revenue Department, Secretariat, Hyderabad.
2. The District Collector, Bhadrabdi Kothagudem District.
3. The Revenue Divisional Officer, Kothagudem, Bhadrabdi Kothagudem District.
4. The Tahsildar, Chunchupalli Mandal, Bhadrabdi Kothagudem District.

...RESPONDENTS

Petition under Article 226 of the Constitution of India praying that in the circumstances stated in the affidavit filed therewith, the High Court may be pleased to issue a writ, order or direction more particularly one in the nature of Writ of Mandamus, declaring the action of the Respondents No. 2 and 4 in rejecting the application of the Petitioner vide Application No. 2400109067 dated 9.10.2024 through a cryptic order without attributing any reason for such rejection, with respect to inclusion of his lands in Sy. No. 152/4 admeasuring Acs. 0-26 gts. situated at Chunchupalli Village, Chunchupalli Mandal, Kothagudem, Bhadrabdi Kothagudem District in Revenue records and issuance of pattadar passbooks, without calling for further records and without affording any opportunity of hearing as being illegal, arbitrary and in violation of the principles of natural justice and also violative of Articles 14, 19, 21 and 300-A of Constitution of India, and set aside the same and consequently direct the

Respondents No. 2 and 4 to include the lands of Petitioner in Sy. No. 152/4 admeasuring Acs. 0-26 gts. situated at Chunchupalli Village, Chunchupalli Mandal, Kothagudem, Bhadravati Kothagudem District in revenue records by issuing Pattadar Passbooks.

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 direct the Respondents to initiate enquiry for issuance of pattadar passbooks in respect to the agricultural land of the Petitioner in Sy. No. 152/4 admeasuring Acs. 0-26 gts. situated at Chunchupalli Village, Chunchupalli Mandal, Kothagudem, Bhadravati Kothagudem District, pending disposal of the writ petition.

Counsel for the Petitioner: SRI S.GOUTHAM

Counsel for the Respondents: SRI L.RAVINDER, AGP FOR REVENUE

The Court made the following: ORDER

IN THE HIGH COURT FOR THE STATE OF TELANGANA
AT HYDERABAD

THE HON'BLE SRI JUSTICE B. VIJAYSEN REDDY

WRIT PETITION No.2964 OF 2026

DATE: 03-02-2026

Between:

Gugulothu Bheemudu

.... Petitioner

AND

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

... Respondents

ORDER

This writ petition is filed by the petitioner aggrieved by the rejection of his mutation application bearing No.2400109067 dated 09.10.2024 in respect of the land admeasuring Ac.0-26 guntas in Survey No.152/4 of Chunchupalli Village and Mandal, Bhadravati Kothagudem District.

2. It is stated that the petitioner is the absolute owner and possessor of the aforesaid land by virtue of the registered Will deed bearing document No.58 of 2017 dated 18.09.2017 executed by his mother Guguloth Mangi @ Guguloth Mangamma w/o. Balu. That originally the land admeasuring Acs.1-13 guntas in Survey No.152/4

was recorded in the name of Mr. Kesa Muralidhara Rao, who sold the same to Mr. Maloth Mansingh. After demise of Mr. Maloth Mansingh, his son Mr. Jethram sold his share of Ac.0-26 guntas to three persons viz., Smt. Sahebbee w/o. Md. Yasin, Smt. Jeethunr sa w/o. Syed Nizamuddin, and Smt. Safia Sulthana w/o. Md. Sarvar, who in turn sold the land to the mother of the petitioner on 18/1.1991. Since then, the mother of the petitioner had been in possession of the land for the past more than 20 years. Upon demise of the mother of the petitioner, Smt. Guguloth Mangi @ Guguloth Mangamma, on 15.01.2019, the property devolved on the petitioner under the Will deed. While so, the neighbouring land owners started interfering with the possession of the petitioner. The petitioner applied for pattadar passbooks *vide* application No.2400109067 dated 19.10.2024 for mutation and issuance of pattadar passbook. The application was rejected with an endorsement "Application for Passbook Data Correction 2400109067 is rejected by RDO".

3. Heard Mr. S. Goutham, learned counsel for the petitioner, and Mr. L. Ravinder, learned Assistant Government Pleader for Revenue, appearing for the respondents, and perused the material available on record.

4. Learned counsel for the petitioner submitted that the impugned rejection is illegal and in violation of principles of natural

justice. No reasons have been assigned by the respondent authorities in rejecting the application of the petitioner.

5. Learned Assistant Government Pleader appearing for the respondents submitted that the petitioner is required to apply under the Telangana Bhu Bharati (Record of Rights in Land) Act, 2025 and the Rules made thereunder, through Bhu Bharti Portal, for mutation and issuance of pattadar passbook on the basis of Will deed. As and when such application is submitted, appropriate action will be taken by the authorities in accordance with law.

6. It is settled principle of law that a decision or order passed by a quasi judicial authority should be supported by reasons whenever such decision would affect the right over the property. The impugned rejection order is passed without assigning any reasons. Thus, on the ground of impugned order being passed in violation of principles of natural justice, it is liable to be set aside.

7. Accordingly, the writ petition is allowed and the impugned rejection order is set aside. The petitioner is directed to apply through Bhu Bharati Portal in terms of the Telangana Bhu Bharati (Record of Rights in Land) Rules, 2025, for mutation and issuance of pattadar passbook in respect of the subject land admeasuring Ac.0-26 guntas in Survey No.152/4 of Chunchupalli Village and Mandal, Bhadravati

Kothagudem District. As and when such application is filed, the same shall be entertained by respondent No.3/respondent No.4 in accordance with law, within a period of thirty (30) days from the date of receipt of a copy of this order, by issuing prior notice and affording an opportunity of hearing to the petitioner and other concerned/interested persons. No order as to costs.

As a sequel thereto, miscellaneous petitions, if any pending in this writ petition, shall stand closed.

SD/- K.MADHAVI
ASSISTANT REGISTRAR
//TRUE COPY//

SECTION OFFICER

To,

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

BSR



CC TODAY

HIGH COURT

DATED: 03/02/2026



ORDER

WP.No.2964 of 2026

**ALLOWING THE WRIT PETITION,
WITHOUT COSTS**

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SK
04-02-26.