

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

THURSDAY, THE FIFTH DAY OF MARCH
TWO THOUSAND AND TWENTY SIX

:PRESENT:

THE HONOURABLE SRI JUSTICE B.VIJAYSEN REDDY

WRIT PETITION NO: 6894 OF 2026

Between:

1. Sri Tatikonda Venkata Siva Bala Murali Krishna, S/o. Sri. Tatikonda Subbarayudu
2. Smt. Tatikonda Rajasree, W/o.Sri.Tatikonda Venkata Siva Bala Murali Krishna

Petitioners

AND

1. The State of Telangana, Rep.by its Principal Secretary, Revenue Department, Secretariat, Hyderabad,TS.
2. The District Collector, Sangareddy District, TS.
3. The Revenue Divisional Officer, Sangareddy District,TS.
4. The Tahsildar, Ameenpur Mandal, Sangareddy District, TS.
5. The Hyderabad Disaster Management and Asset Protection Agency, Bhudhabavan, Ranigunj, Hyderabad, TS. Rep. by its Commissioner.
6. The Cyberabad Municipal Commissioner, Madhapur, Hyderabad, TS. Rep.by its Commissioner. (erstwhile Ameenpur Municipality).

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 an appropriate Writ, order or direction more particularly one in the nature of Writ of Mandamus declaring the action of the Respondents more particularly Respondent No.4 in issuing the Impugned Common Notice No.B/79/2026 dt.21/02/2026, received by the Petitioner on 24/02/2026, U/s.7 of the Telangana Land Encroachment Act of 1905, without specifying the details of the occupied extent, without proper enquiry, and without assigning any reasons, as illegal, arbitrary, violation of Article 14, 21 and 300-A of the Constitution of India, besides violation of the law laid down by the Honble Supreme Court in Government of Andhra Pradesh v Thummala Krishna Rao and Another . (1982) 2 SCC 134, besides violation of the provisions of the Telangana Land Encroachment Act of 1905 and consequently set aside the Impugned Common Notice vide Lr.No.B/79/2026 dt.21/02/2026, issued by Respondent No.4, by directing the Respondents not to interfere with the possession of the of the Petitioners over property bearing Plot bearing No.37, in Survey No.1035 and 1036, admeasuring 137.94 Sq.Mtrs or 165 Sq.Yards, situated at Ameenpur Village and Mandal, Sangareddy District, TS.

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 operation of the Impugned Common Notice vide Lr.No.B/79/2026 dt.21/02/2026, issued by Respondent No.4, Pending disposal of WP 6894 of 2026, on the file of the High Court.

The petition coming on for hearing, upon perusing the Petition and the affidavit filed in support thereof and upon hearing the arguments of SRI C.H.JAYAKRISHNA, Advocate for the Petitioners, GP FOR REVENUE for the Respondent Nos.1 to 4, Sri Sameer Ahmed, Standing Counsel for the Respondent No.5 and Sri P. Krishna Reddy, Standing Counsel for the Respondent No.6, the Court made the following.

ORDER:

Learned counsel for the petitioners submitted that the impugned proceedings/notice under the Land Encroachment Act, 1905 (for short Act 1905) are without jurisdiction and without furnishing the details as to vesting of lands in Survey Nos. 1042, 1043 and 1044 of Ameenpur Village. It is merely mentioned that the lands are ceiling lands. However, it is not stated whether the lands got vested with the Government under the provisions of the A.P. Land Reforms (Ceiling on Agricultural Holdings) Act, 1973 or the Urban Land (Ceiling and Regulation) Act, 1976. The petitioners have obtained building permission and constructed building as seen from Ex.P13 and it is at the final stage.

The petitioners claim to have purchased the subject land under the registered sale deed bearing document No.731 of 2024 dated 06.01.2024 from Smt. Mupparaju Sri Devi w/o. Sri Krishna Rao, and Mr. Kolluri Sai Babu s/o. Sri Kolluri Malyadri, who in turn purchased the property under the registered sale deed bearing document No.9602 of 2023 dated 10.07.2023. The predecessors in title of the petitioners' vendors purchased the property under the registered sale deed bearing document No.14384 of 2018, dated

17.04.2018, and prior to that, the previous vendor purchased the property under registered sale deed bearing document No.8020 of 2015 dated 06.05.2015. The sale deed bearing document No.8020 of 2015 reveals that the vendors therein purchased the property under the registered sale deed bearing document No.3761 of 2009 dated 08.05.2009 and they acquired title to the property under Occupancy Certificate bearing No.B3/1594/1999 dated 06.08.1999.

Prima facie, the petitioners have title and long standing possession over the subject property bearing Plot No.37 in Survey Nos.1035 and 1036, admeasuring 137.94 square meters or 165 square yards, situated at Ameenpur Village and Mandal, Sangareddy District.

In the light of the above circumstances, it needs to be examined whether the impugned proceedings under the Act 1905 can be sustained.

There shall be interim suspension of the impugned notice bearing No. B/79/2026 dated 21.02.2026 issued by respondent No.4, until further orders.

List on 26.03.2026.

Sd/- K.V.O.NARASI BABU
ASSISTANT REGISTRAR

//TRUE COPY//


SECTION OFFICER

To,

1. The Principal Secretary, Revenue Department, State of Telangana, Secretariat, Hyderabad, TS.
2. The District Collector, Sangareddy District, TS.
3. The Revenue Divisional Officer, Sangareddy District, TS.

4. The Tahsildar, Ameenpur Mandal, Sangareddy District, TS.
5. The Commissioner, Hyderabad Disaster Management and Asset Protection Agency, Bhudhabavan, Ranigunj, Hyderabad, TS.
6. The Commissioner, Cyberabad Municipal Commissioner, Madhapur, Hyderabad, TS.. (erstwhile Ameenpur Municipality).
(for 1 to 6 by RPAD)
7. One CC to SRI C.H.JAYAKRISHNA, Advocate [OPUC]
8. Two CCs to GP FOR REVENUE, High Court t Hyderabad. [OUT]
9. One spare copy

HIGH COURT

BVR, J

DATED:05.03.2026

LIST ON 26.03.2026



ORDER

WP.No.6894 of 2026

INTERIM SUSPENSION