

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

TUESDAY, THE TWENTY FOURTH DAY OF FEBRUARY
TWO THOUSAND AND TWENTY SIX

:PRESENT:

THE HONOURABLE SRI JUSTICE PULLA KARTHIK

WRIT PETITION NO: 5250 OF 2026

Between:

1. Muthamma, W/o. Babaiah, aged about 80 years, Occupation. Household, R/o. H.No.23-6-673, Chandulal Bela, Hyderabad.
2. Yashoda, W/o. Rama Swamy, aged about 80 years, Occupation. Household, R/o. H.No.23-6-673, Chandulal Bela, Hyderabad.
3. Yadamma, W/o. Pentaiah, aged about 75 years, Occupation. Household, R/o. H.No.23-6-673, Chandulal Bela, Hyderabad.
4. Narsamma, W/o. Mallesha, aged about 74 years, Occupation. Household, R/o. H.No.23-6-673, Chandulal Bela, Hyderabad.
5. Suguna, W/o. Satyanarayana, aged about 68 years, Occupation. Household, R/o. H.No.23-6-673, Chandulal Bela, Hyderabad.
6. Chandramma, W/o. Babaiah, aged about 85 years, Occupation. Household, R/o. H.No.23-6-673, Chandulal Bela, Hyderabad.
7. P. Kumar, S/o. Babaiah, aged about 70 years, Occupation. Business, R/o. H.No.23-6-673, Chandulal Bela, Hyderabad
8. P. Dasrath, S/o. Babaiah, aged about 68 years, Occupation. Business, R/o. H.No.23-6-673, Chandulal Bela, Hyderabad.
9. P. Ashok Kumar, S/o. Babaiah, aged about 66 years, Occupation. Business, R/o. H.No.23-6-673, Chandulal Bela, Hyderabad.
(All the petitioners rep. by their Agreement of Sale (With Possession) - cum - General Power of Attorney Holders)
10. Jaffer Bin Abdullah Balala, S/o. Late Abdullah Bin Ahmed Balala, aged about 53 years, Occupation. Business, R/o. H.No.22-6-270, Koonche Naseem, Machuili Kaman, Hyderabad.
11. B. Venkatesh, S/o. B. Mallesh, aged about 51 years, Occupation. Business, R/o. H.No.10-3-311/3/2, Castle Hills, Road No.2, Beside N.M.D.C., Hyderabad.
Rep. by their Development Agreement - cum - General Power of Attorney Holder. M/s. Drishti Homes, a partnership firm registered with No.1115 of 2023, in the office of the Registrar of Firms, Ranga Reddy having Registered Office at H.No.1-65/Sy.No.17/R4, Survey No.17, Guttala Begumpet, Kavuri Hills, Madhapur, Hyderabad, Telangana - 500 081, rep. by its Partner, Kolan Anand Reddy, S/o. K. Narsimha Reddy, aged about 55 years, Occupation. Business, R/o. Villa No.38, Prestige Royalwoods, Kismathpur, Rajendranagar, Ranga Reddy District, Telangana.

Petitioners

AND

1. The Sub Registrar, Champapet, Ranga Reddy District.
2. The District Registrar, Ranga Reddy District at Hyderabad.
3. The State of Telangana, rep. by its Principal Secretary, Revenue - Stamps and Registration Department, Secretariat, Hyderabad.

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 of Mandamus or any other appropriate writ declaring that the action of the 1st respondent contained in the endorsement bearing Lr.No.410/Docts/2025, dated 08.12.2025 taking the view that the subject Development Agreement - cum -General Power of Attorney dated 05.12.2025 is to be registered treating it as a sale is arbitrary, illegal and ultra vires the provisions of the Contract Act and the Registration Act and hence the letter dated 08.12.2025 be set aside and direction be issued to the 1st respondent to forthwith register and release the document captioned as Development Agreement - cum - General Power of Attorney dated 05.12.2025 relating to the subject land 2420 sq. yards in Sy.Nos.70 and 85 of Jalpally village, Balapur Mandal, Ranga Reddy District and release the document after due registration and grant such relief as it deems fit in the circumstances of the case.

IA NO: 1 OF 2026

Petition under Section 151 CPC praying that in the circumstances stated in the affidavit filed in support of the writ petition, the High Court may be pleased to direct the 1st respondent to entertain, accept and register the document captioned as Development Agreement - cum - General Power of Attorney dated 05.12.2025 executed by the petitioners No.10 and 11 as Agreement of Sale (with possession) - cum - General Power of Attorney holders of the petitioners No.1 to 9 who were originally given the Agreement of sale (with possession) - cum - General Power of Attorney ship vide registered document No.9410 of 2006, dated 28.04.2006 and release the registered Development Agreement - cum - General Power of Attorney document to the petitioners after compliance of the normal requirements under the Stamp Act and the Registration Act, pending disposal of WP 5250 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 VEDULA VENKATA RAMANA Senior Counsel appearing for the Petitioner and GP FOR STAMPS AND REGISTRATION for the Respondents, the Court made the following.

ORDER:

Notice before Admission.

Learned Government Pleader for Stamps and Registration takes notice on behalf of the respondents, waives further notice and seeks time to file counter-affidavit.

Registry is directed not to take out further notice to the respondents, in view of the above waiver.

Having regard to the submissions made by Sri Vedula Venkata Ramana, learned Senior Counsel appearing for the petitioners, there shall be an interim direction as prayed for.

Post this matter on 21.04.2026 for counter-affidavit.

SD/-A.SRINIVAS REDDY
ASSISTANT REGISTRAR

//TRUE COPY//


SECTION OFFICER

To,

1. The Sub Registrar, Champapet, Ranga Reddy District.
2. The District Registrar, Ranga Reddy District at Hyderabad.
3. The Principal Secretary, Revenue - Stamps and Registration Department, Secretariat, State of Telangana, Hyderabad.
(Addressees 1 to 3 BY SPAD)
4. One CC to M/S BHARADWAJ ASSOCIATES Advocate [OPUC]
5. Two CCs to GP FOR STAMPS AND REGISTRATION, High Court at Hyderabad.
[OUT]
6. One spare copy

HIGH COURT

PK, J

DATED: 24/02/2026

POST THIS MATTER ON 21.04.2026



ORDER

WP.No.5250 of 2026

INTERIM DIRECTION