

[3302]

IN THE HIGH COURT FOR THE STATE OF TELANGANA AT HYDERABAD
TUESDAY, THE SECOND DAY OF DECEMBER
TWO THOUSAND AND TWENTY FIVE

:PRESENT:

THE HONOURABLE SRI JUSTICE K. SARATH
WRIT PETITION NO: 7028 OF 2025

Between:

1. Dr. Sandhya Kranthi, W/o Dr. Keshava Raj Kranthi D/o late Sri R. Parthasarathy, aged around 61 years presently residing at 11927 Haddon Lane, Woodbridge VA 22192, United States of America
 2. Mr. Ranganath Parthasarathy, S/o Late R. Parthasarathy Aged about 68 years, presently residing at 23 Hercules Road Emigrant, MT 59027, USA
- both are represented by their Special Power of Attorney Holder C.J. Karira S/o Late J.T. Karira Aged 68 years Occ- Business R/o Plot No. 26, Road No. 1, Balamrai Society Mahendra Hills, Secunderabad - 500026, Telangana

Petitioners

AND

1. State of Telangana, represented by its Principal Secretary, Revenue Department Secretariat, Hyderabad
2. The Inspector General, Stamps and Registration Department Telangana State, Hyderabad.
3. The District Registrar, Medchal- Malkajgiri District, Telangana
4. The Sub- Registrar, Narapalli, Medchal Malkajgiri District, Telangana
5. The Station House Officer, Medipally Police Station Rachakonda Police Commissionerate, Telangana.
6. The Commissioner, Boduppal Municipal Corporation Medchal-Malkajgiri District, Telangana.
7. Kyadhari Balraj, S/o Kyadhari Yadagiri Aged around 61 years, Occ- Retired Employee R/o 3-4-26/202, Flat No.202, Matha Nilayam New Narsimha Nagar Colony, Mallapur Village Uppal Mandal, Medchal-Malkajgiri District Also at R/o H.No. 6-6-422/5, Gandhi Nagar, Bansilalpet Secunderabad, Hyderabad District, Telangana
8. Achagoni Dinesh Goud, S/o A. Satyam aged around 25 years, Occ- Business R/o H.No.3-27, Old Mallapur, Mallapur Village Uppal Mandal, Medchal-Malkajgiri District-500076

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 Certiorarified Mandamus-

(i). call for the records pertaining to the validation of the alleged unregistered sale deed as claimed by Respondent No. 7 and quash the same, including File No. 8356/IMP/2024, dated. 22.11.2024 on the file of 3rd respondent

(ii) Declare the registered sale deed bearing Doc. No. 11151/2024, dated. 02.12.2024, SRO Narapalli on the file of 4th respondent as null and void

(iii) Set aside the mutation proceedings issued under the caption of Certificate of Transfer/Mutation vide No.1529-1-11151/2024, dated. 03.12.2024 by the 4th respondent based on the above fraudulent transactions such as validation and further sale deed based on the validation bearing File No. 8356/IMP/2024, dated. 22.11.2024, District Registrar, Medchal-Malkajgiri District

(iv). direct the respondent No. 4 to generate appropriate Statement of Encumbrance Certificate in respect of property bearing Open Plot No. 55, Survey Nos. 128, 129, and 135 to 138, admeasuring 500 square yards, situated at Ramakrishna Nagar, Chengicherla, Medipally Mandal, Boduppall Municipal Corporation, Medchal-Malkajgiri District, Telangana especially not to reflect the fraudulent sale deed bearing Doc.No.11151/2024, dated. 02.11.2024, SRO Narapalli

(v). direct respondent No. 5 to conduct a thorough investigation into the fraudulent acts of Respondents No. 7 and 8 and initiate criminal proceedings against them

(vi). direct that no further transactions be entertained or registered by any authority claiming ownership of the property in question, except as authorized by the petitioner herein or rightful owners Dr. Sandhya Kranthi and Mr. Ranganath Parthasarathy

(vii). direct the 2nd respondent to initiate action under Sections 83 and 84 of the Indian Registration Act, 1908, against delinquent officers and unofficial respondents for their negligence, misconduct, and fraudulent activities;

The petition coming on for hearing, upon perusing the Petition and the affidavit filed in support thereof and upon hearing the arguments of SRI MAHESH MAMINDLA Advocate for the Petitioners, GP FOR STAMPS AND REGISTRATION for the Respondent Nos. 1 to 4, GP FOR HOME for respondent No.5 and SRI P. KRISHNA REDDY, Standing Counsel for respondent No.6, the Court made the following.

ORDER

Learned Assistant Government Pleader for Stamps and Registration seeks further time to file counter for the unofficial respondents.

Post after four (4) weeks.

If the respondents fail to file counter by the next date of hearing, the respondent No.3 is directed to appear before this Court along with the available records on the next date of hearing.

Learned Government Pleader for Stamps and Registration is directed to communicate the same to the respondents.

List on 30.12.2025.

//TRUE COPY//

**SD/- B. REKHA RANI
ASSISTANT REGISTRAR**


SECTION OFFICER

To,

1. The Principal Secretary, State of Telangana, Revenue Department Secretariat, Hyderabad.
2. The Inspector General, Stamps and Registration Department Telangana State, Hyderabad.
3. The District Registrar, Medchal- Malkajgiri District, Telangana (by SPEED POST)
4. The Sub- Registrar, Narapalli, Medchal Malkajgiri District, Telangana
5. The Station House Officer, Medipally Police Station Rachakonda Police Commissionerate, Telangana.
6. The Commissioner, Boduppal Municipal Corporation Medchal-Malkajgiri District, Telangana.
7. Kyadhari Balraj, S/o Kyadhari Yadagiri, Occ- Retired Employee R/o 3-4-26/202, Flat No.202, Matha Nilayam New Narsimha Nagar Colony, Mallapur Village Uppal Mandal, Medchal-Malkajgiri District Also at R/o H.No. 6-6-422/5, Gandhi Nagar, Bansilalpet Secunderabad, Hyderabad District, Telangana.
8. Achagoni Dinesh Goud, S/o A. Satyam, Occ- Business R/o H.No.3-27, Old Mallapur, Mallapur Village Uppal Mandal, Medchal-Malkajgiri District-500076 (RR 1, 2 & 4 to 8 by SPAD)
9. One CC to SRI. MAHESH MAMINDLA Advocate [OPUC]
10. Two CCs to GP FOR STAMPS AND REGISTRATION ,High Court at Hyderabad. [OUT]
11. Two CCs to GP FOR HOME ,High Court at Hyderabad. [OUT] ✓
12. One spare copy

HIGH COURT

SKJ

DATED:02/12/2025

LIST ON 30.12.2025

ORDER

WP.No.7028 of 2025

DIRECTION

