

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

MONDAY, THE THIRTIETH DAY OF MARCH
TWO THOUSAND AND TWENTY SIX

:PRESENT:

THE HONOURABLE SRI JUSTICE PULLA KARTHIK

WRIT PETITION NO: 8917 OF 2026

Between:

M/s. M.S. Developers, Rep by its Representative/Partner Mr. Mayur Agarwal, S/o. Mahesh Kumar Agarwal, Aged about 35 Years, Occ. Business, R/o. Plot No. 201, H. No. 5-9-30/1/17/17A, Palace Colony, Basheer Bagh, Himayathnagar, Hyderabad - 500 029.

Petitioner

AND

1. The State of Telangana, Rep by its, Principal Secretary Stamps and Registration Department Secretariat Hyderabad
2. The Executive Engineer, Irrigation Division No. 10, Medchal.
3. The Revenue Divisional Officer, Gajwel, Siddipet District.
4. The District Registrar, Siddipet District
5. The Joint Sub-Registrar, Gajwel, Main Road, Gajwel, Siddipet.

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 Respondent No. 5, in not receiving, registering, and releasing the Agreement of Sale-cum-Power of Attorney executed in favour of the Petitioner for land admeasuring 1089 Sq. Yards (Ac. 0-09 Gts) in Sy. No. 101 and 8712 Sq. Yards (Ac. 1-32 Gts) in Sy. No. 102, totally admeasuring 9801 Sq. Yards (Ac. 2-01 Gts), situated at Lakshmakkapally Village, Mulugu Mandal, Siddipet District, despite payment of the registration fee vide Challan No. 832LZD041025 dated 04-10-2025, on the pretext of letter issued by the RDO vide Lr. No. EE/Irrigation Div No. 10/MDCL/SRD1/149 dated 14-02-2024, as illegal, arbitrary, against the principles of natural justice, and violative of Articles 21 and 300-A of the Constitution of India, and consequently, to direct the Respondent No. 5, to receive, register, and release the said Agreement of Sale-cum-Power of Attorney executed in favour of the Petitioner for land admeasuring 1089 Sq. Yards (Ac. 0-09 Gts) in Sy. No. 101 and 8712 Sq. Yards (Ac. 1-32 Gts) in Sy. No. 102, totally admeasuring 9801 Sq. Yards (Ac. 2-01 Gts), situated at Lakshmakkapally Village, Mulugu Mandal, Siddipet District without reference the letter vide Lr. No. EE/Irrigation Div No. 10/MDCL/SRD1/149 dated 14-02-2024 or 22-A of the Act, 1908.

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 Respondent No. 5, to receive, register, and release the said Agreement of Sale-cum-power of Attorney executed in favour of the Petitioner for land admeasuring 1089 Sq. Yards (Ac. 0-09 Gts) in Sy. No. 101 and 8712 Sq. Yards (Ac. 1-32 Gts) in Sy. No. 102, totally admeasuring 9801 Sq. Yards (Ac. 2-01 Gts), situated at Lakshmakkapally Village, Mulugu Mandal, Siddipet District without reference the letter vide Lr. No. EE/Irrigation Div No. 10/MDCL/SRD1/149 dated 14-02-2024 or 22-A of the Act, 1903, pending disposal of WP No. 8917 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 B Mayur Reddy standing Counsel representing SRI SAINI ARAVIND Advocate for the Petitioner, GP FOR STAMPS AND REGISTRATION for the Respondent Nos. 1 & 3 to 5 and GP FOR IRRIGATION, for the respondent No.2, the Court made the following.

ORDER

Notice before admission.

Learned Government Pleader of Stamps and Registration takes notice on behalf of respondent Nos.1 & 3 to 5, and learned Government Pleader for Irrigation takes notice on behalf of respondent No.2, and waive further notices.

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

Sri B. Mayur Reddy, learned Senior Counsel, representing Sri Saini Aravind, learned counsel for the petitioner, submits that the petitioner's vendor, M/s. Vivo Bio Labs Pvt. Ltd., being the absolute owner and possessor of the property, had executed an Agreement of Sale-cum-General Power of Attorney in favour of the petitioner herein, for the land admeasuring an extent of 1089 sq.yds. (Ac.0-09 gts.) in Sy.No.101 and 8712 sq.yds. (Ac.1-32 gts.) in Sy.No.102, total admeasuring 9801 sq.yds. (Ac.2-01 gts.), situated at Lakshmakkapally Village, Mulugu Mandal, Siddipet District, and paid the requisite registration charges to a tune of Rs.7,55,750/- vide Challan No.832LZD041025 dated 04.10.2025. Despite the same, respondent No.5 has refused to receive and register the subject document, on the alleged ground that an extent of Ac.2-37 gts., in Sy.No.102 had been included in the list of prohibited properties under Section 22-A of the Registration Act, 1908, based on the letter dated 14.02.2024, addressed by respondent No.2 to respondent No.3. It is further submitted that the total extent of land in Sy.No.102 is Ac.8-06 gts., out of which, only Ac.2-37 gts., has been included in the list of prohibited properties, and the subject land falls within the remaining extent of land, i.e., Ac.5-03 gts., in Sy.No.102. It is also submitted that in view of the decision of the Hon'ble Apex Court in **K.Gopi v. The Sub-Registrar [2025 SCC OnLine SC 740]**, upon generation and payment of the Challan, the registering authority is obligated to receive and register the document, without any objections.

Learned Assistant Government Pleader for Stamps and Registration submits that the subject property is included in the list of prohibited properties,

and therefore, respondent No.5 has refused to register the document presented by the petitioner.

Learned Assistant Government for Irrigation, on instructions, submits that respondent No.2 has no claim over the land in Sy.No.101, whereas, an extent of Ac.2-37 gts., in Sy.No.102 has been included in the list of prohibited properties on 14.02.2024, and the remaining extent of land in Sy.No.102 is not included in the list of prohibited properties.

Having regard to the submissions made by learned counsel for the respective parties, and in view of the law laid down by the Hon'ble Apex Court in **K.Gopi** (supra), there shall be an interim direction to respondent No.5 to receive, register and release the Agreement of Sale-cum-General Power of Attorney executed in favour of the petitioner, in respect of the subject land, without reference to the letter addressed by respondent No.2 to respondent No.3 dated 14.02.2024, subject to the land in question falling within the remaining extent of land in Sy.No.102, which is free from prohibition.

Post this matter on 22.06.2026.

SD/- A SREENIVASA RAO
ASSISTANT REGISTRAR

//TRUE COPY//


SECTION OFFICER

To,

1. The Principal Secretary Stamps and Registration Department, State of Telangana, Secretariat, Hyderabad
2. The Executive Engineer, Irrigation Division No. 10, Medchal.
3. The Revenue Divisional Officer, Gajwel, Siddipet District.
4. The District Registrar, Siddipet District
5. The Joint Sub-Registrar, Gajwel, Main Road, Gajwel, Siddipet. (1 to 5 by SPAD-)
6. One CC to SRI. SAINI ARAVIND Advocate [OPUC]
7. Two CCs to GP FOR STAMPS AND REGISTRATION ,High Court at Hyderabad. [OUT]
8. One spare copy

HIGH COURT

PKJ

DATED:30/03/2026

Post this matter on 22.06.2026

ORDER

WP.No.8917 of 2026

INTERIM DIRECTION

