

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

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

PRESENT

THE HONOURABLE SRI JUSTICE PULLA KARTHIK

WRIT PETITION NO: 8990 OF 2026

Between:

1. Modigiri Obulesh, S/o Modigiri Obulesh, Aged 43 years. Villa No.19, Cyrus Palms, Sri Sreenivasa Constructions, New Hafeezpet, Near Vignan Word one school line, Bikshapathi Nagar, Miyapure, K.V. Rangareddy, Telangana - 500049.
2. Mrs. Modigiri Anuradha, W/o Mr. Modigiri Obulesh, Aged 40 Years Villa No.19, Cyrus Palms, Sri Sreenivasa Constructions, New Hafeezpet, Near Vignan Word one school line, Bikshapathi Nagar, Miyapure, K.V. Rangareddy, Telangana -500049.

...PETITIONERS

AND

1. The State of Telangana, Represented by its Principle Secretary Revenue (Stamps and Registration Department), Secretariat, Saifabad, Hyderabad - 500 004
2. The District Registrar, Ranga Reddy (R.O), Prashanthi Nagar Balanagar, Hyderabad - 500 037
3. The Joint Sub Registrar - II, R.O. Ranga Reddy, Ranga Reddy District Prashanthi Nagar, Balanagar, Hyderabad - 500 037
4. Income Tax Officer, Ward - 14 (5), Basheerbagah Hyderabad - 500 029
5. Recovery Officer II, Debts Recovery Tribunal - II, 1st Floor, Trivani Complex, Abids, Hyderabad - 500 001
6. UCO Bank, Asset Recovery Branch, 6-3-1108, ground floor, Nava Bharat Chambers, Raj Bhavan Road, Somajiguda, Hyderabad - 500082

(Respondent No. 4 to 6 are not necessary parties as no relief is sought against them)

...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 or order or direction more particularly in the nature of Writ of Mandamus declaring the action of the Respondents particularly the 3rd Respondent in refusing to receive, register and release the deed/s presented by the Petitioners in respect of i). All that the part and parcel of Property independent House / Villa Bearing Door No.3-1/CV/CPV-19 as per the municipal records of Madhapur Circle-50, Serilingampally admeasuring 483.33 Square Yards bearing Villa/Plot No. 19 forming part of Gated Community Named as 'Cyprus Palms' in Survey No. 80/A situated at Hafeezpet Village, Serilingampally Mandal, District Ranga Reddy and Bounded by North.Road, South . Villa No. 20, East . Villa No. 18, West . Road ii). All that the part and parcel of Property independent House / Villa bearing Door No.3-1/CV/CPV-84 as per the municipal records of Madhapur Circle 50 , Serilingampally admeasuring 429.16 Square Yards bearing Villa/Plot No. 84 forming gated Community Named as 'Cyprus Palms' in Survey No. 80/A situated at Hafeezpet Village, Serilingampally Mandal, District Ranga Reddy and Bounded by North . Villa No. 85, South . Villa No. 83, East . Villa No. 79, West . 10 feet wide road belonging to the Petitioners on the ground that some part of Sy.No. 80 and 80/A are placed in prohibited list due to unrelated attachment orders passed by the Respondent No. 4 to 6 as highly illegal arbitrary against the settled principles of law apart from against the provisions of Registration Act consequently direct the 3rd Respondent to receive, register and release the documents/ mortgage deed presented by the Petitioner with respect to the aforementioned properties.

I.A. 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 Respondent No.3 to receive, register and release the deed/s presented by the Petitioners in respect i). All that the part and parcel of Property independent House / Villa Bearing Door No.3-1/CV/CPV-19 as per the municipal records of Madhapur Circle 50, Serilingampally admeasuring 483.33 Square Yards bearing Villa/Plot No. 19 forming part of Gated Community Named as "Cyprus Palms" in Survey No. 80/A situated at Hafeezpet Village, Serilingampally Mandal, District Ranga Reddy and Bounded by North. Road, South . Villa No. 20, East . Villa No. 18, West . Road ii). All

that the part and parcel of Property independent House / Villa Bearing Door No.3-1/CV/CPN-84 as per the municipal records of Madhapur Circle 50, Serilingampally admeasuring 429.16 Square Yards bearing Villa/Plot No. 84 forming gated Community Named as "Cyprus Palms" in Survey No. 80/A, situated at Hafeezpet Village, Serilingalpally Mandal, District Ranga Reddy and Bounded by North . Villa No. 85, South . Villa No. 83, East . Villa No. 79, West 10 feet wide road, pending disposal of the above Writ Petition.

Counsel for the Petitioner: SRI V.MURALI MANOHAR

**Counsel for the Respondent No.1 to 3: Ms. S.SRAVANTHI,
AGP FOR STAMPS & REGISTRATION**

The Court made the following: ORDER

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

THE HON'BLE SRI JUSTICE PULLA KARTHIK

WRIT PETITION No.8990 OF 2020

26th MARCH, 2026

Between:

Modigiri Obulesh and another

..Petitioners

AND

State of Telangana,
rep. by its Principal Secretary (Revenue),
(Stamps and Registration Department),
Secretariat, Saifabad, Hyderabad,
and (5) others

... Respondents

ORDER :

With the consent of both the parties, this Writ Petition is taken up for disposal at the admission stage itself.

2. Heard Sri V.Murali Manohar, learned counsel for the petitioners, and Ms. S.Sravanthi, learned Assistant Government Pleader for Stamps and Registration, for the respondents.

3. The present writ petition is filed by the petitioners seeking to declare the action of respondent No.3 in refusing to

receive, register, and release the mortgage deed presented by the petitioners in respect of the subject properties bearing Door No.3-1/CV/CP/V-19 (Villa/Plot No.19), admeasuring 483.33 square yards, and Door No.3-1/CV/CP/V-84 (Villa/Plot No.84), admeasuring 429.16 square yards, forming part of a gated community named "Cyprus Palms," situated in Survey Nos.80 and 80/A of Hafeezpet Village, Serilingampally Mandal, Ranga Reddy District, on the alleged ground that a portion of Survey Nos.80 and 80/A of Hafeezpet Village has been placed in the prohibitory list pursuant to an attachment order passed by respondent Nos.4 and 5, as being illegal and arbitrary.

4. Learned Assistant Government Pleader submits that the official respondents will follow the procedure contemplated under Section 71 of the Registration Act, 1908.

5. Section 71 of the Registration Act, 1908 reads as follows:

Reasons for refusal to register to be recorded.—

(1) Every Sub-Registrar refusing to register a document, except on the ground that the property to which it

relates is not situated within his sub district shall make an order of refusal and record his reasons for such order in his Book No.2, and endorse the words "registration refused" on the document; and, on application made by any person executing or claiming under the document, shall, without payment and unnecessary delay, give him a copy of the reasons so recorded.

- (2) No registering officer shall accept for registration a document so endorsed unless and until, under the provisions hereinafter contained, the document is directed to be registered.

6. In view of the above submissions coupled with the provision under Section 71 of the Registration Act, 1908, this Writ Petition is disposed of directing the Registering Authority to receive and process the document sought to be presented by the petitioners in respect of the subject property, subject to the petitioners complying with the provisions of the Registration Act, 1908 as well as the Indian Stamp Act, 1899. It will be open to the Registering Authority to refuse the registration of the document presented before him, if he has any objection, duly assigning reasons in support of such decision and communicate the said decision to the

petitioners. It is made clear that this Court has not expressed any opinion on merits of the case as to the entitlement of the petitioners to get the subject document registered.

Miscellaneous petitions, if any, pending shall stand closed. There shall be no order as to costs.

SD/-S. MALLIKARJUNA RAO
ASSISTANT REGISTRAR

//TRUE COPY//

SECTION OFFICER

To,

1. The Principle Secretary, Revenue (Stamps and Registration Department), Secretariat, Saifabad, Hyderabad, State of Telangana - 500 004
2. The District Registrar, Ranga Reddy (R.O), Prashanthi Nagar, Balanagar, Hyderabad - 500 037
3. The Joint Sub Registrar - II, R.O. Ranga Reddy, Ranga Reddy District Prashanthi Nagar, Balanagar, Hyderabad - 500 037
4. One CC to SRI V.MURALI MANOHAR, Advocate [OPUC]
5. Two CCs to GP FOR STAMPS & REGISTRATION, High Court for the State of Telangana, at Hyderabad [OUT]
6. Two CD Copies

BSR
BS



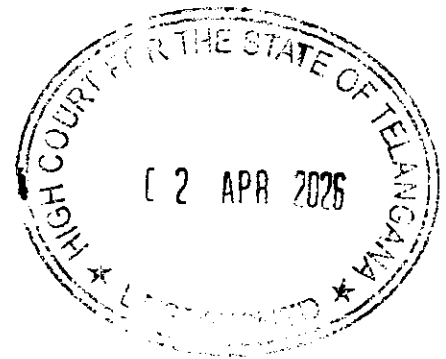
CC TODAY

HIGH COURT

DATED: 26/03/2026

ORDER

WP.No.8990 of 2026



DISPOSING OF THE WRIT PETITION,
WITHOUT COSTS

⑨
kpr
2/4/26