

**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: 9004 OF 2026

Between:

M/s. Sri Laxmi Narasimha Agencies, Represented by its Managing Partner Mr. Modigiri Obulesh S/o. Modigiri Obulesh, Villa No.19, Cyrus Palms, Sri Sreenivasa Constructions, New Hafeezpet, Near Vignan Word one school line, Bikshapathi Nagar, Miyapure, K.V. Rangareddy, Telangana - 500049.

...PETITIONER

AND

1. The State of Telangana, Represented by its Principal 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

...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 Flat No. 104 having built up area admeasuring 1695 Square Feets Tower No. 18 in 1st Floor/ 2nd Level of the building named and Styled as Prajay Magapolis situated at Survey No. 78 Hafeezpet Village Serilingampally Mandal, Under GHMC Serilingampally Circle, District Ranga Reddy and botinded by North . Open Sky, South . Open Sky, East. Open Sky, West .

Corridor and Open Sky, ii). All that the part and parcel of property Flat No. 1504 having built up area admeasuring 1695 Square Feet Tower No. 18 in 15th Floor/ 15 Level of the building named and Styled as Prajay Magapolis situated at Survey No. 78 Hafeezpet Village Serilingampally Mandal, Under GHMC Serilingampally Circle, District Ranga Reddy and bounded by North . Open Sky, South . Open Sky, East. Open Sky West. Corridor and Open Sky belonging to the Petitioner on the ground that some part of Sy.No. 78 are placed in prohibited list due to unrelated orders passed by the 1-Principal Junior Civil Judge-cum-VIII Addl. Judicial Magistrate of FirstClass, Ranga Reddy District at Kukatpally 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 deeds presented by the Petitioners in respect i). All that the part and parcel of property Flat No. 104 having built up area admeasuring 1695 Square Feet Tower No. 18 in 1st Floor/ 2nd Level of the building named and Styled as "Prajay Magapolis" situated at Survey No. 78 Hafeezpet Village Serilingampally Mandal, Under GHMC Serilingampally Circle, District Ranga Reddy and bounded by North . Open Sky, South . Open Sky, East. Open Sky, West. Corridor and Open Sky, ii). All that the part and parcel of property Flat No. 1504 having built up area admeasuring 1695 Square Feet Tower No. 18 in 15th Floor/ 15 Level of the building named and Styled as "Prajay Magapolis" situated at Survey No. 78 Hafeezpet Village Serilingampally Mandal, Under GHMC Serilingampally Circle, District Ranga Reddy and bounded by North . Open Sky, South . Open Sky, East. Open Sky West. Corridor and Open Sky pending disposal of the above Writ Petition.

Counsel for the Petitioner: SRI V.MURALI MANOHAR

Counsel for the Respondents: 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.9004 OF 2026
26th MARCH, 2026

Between:

M/s. Sri Laxmi Narasimha Agencies

...Petitioner

AND

State of Telangana,
rep. by its Principal Secretary (Revenue),
(Stamps and Registration Department),
Secretariat, Saifabad, Hyderabad,
and (2) 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 petitioner, and Ms. S.Sravanthi, learned Assistant Government Pleader for Stamps and Registration, for the respondents.

3. The present writ petition is filed by the petitioner seeking to declare the action of respondent No.3 in refusing to receive and register the mortgage deed presented by the

petitioner, in respect of the subject property in Survey No.78, situated at Hafeezpet Village, on the alleged ground that a portion of Survey No.78 of Hafeezpet Village has been placed in the prohibitory list pursuant to the order passed in I.A. No. 439/2022 in O.S. No. 894/2022 by the learned Principal Junior Civil Judge-cum-VIII Additional Judicial Magistrate of First Class, Ranga Reddy District at Kukatpally in respect of Plot Nos.39, 40, and 41 of Sri Sai Hills in Survey No.78 of Hafeezpet Village, Serilingampally Mandal, Ranga Reddy District, as 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 petitioner in respect of the subject property, subject to the petitioner 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 petitioner. It is made clear that this Court has not expressed any opinion on merits of the case as to the entitlement of the petitioner to get the subject document registered.

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

//TRUE COPY//

SD/- B.REKHA RANI
ASSISTANT REGISTRAR

SECTION OFFICER

To,

1. The Principal 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. One CC to SRI V.MURALI MANOHAR, Advocate [OPLC]
5. Two CCs to GP FOR STAMPS & REGISTRATION, High Court for the State of Telangana, at Hyderabad [OUT]
6. Two CD Copies

BSR



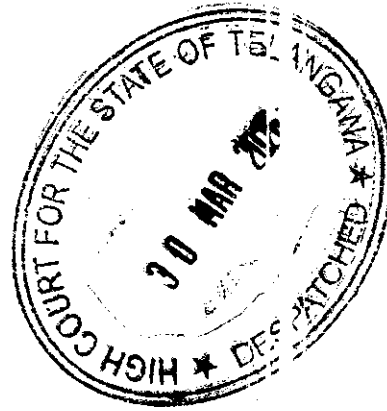
CC TODAY

HIGH COURT

DATED: 26/03/2026

ORDER

WP.No.9004 of 2026



DISPOSING OF THE WRIT PETITION,
WITHOUT COSTS

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MT
30/3/26