

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

WEDNESDAY, THE TWENTY FIFTH DAY OF MARCH
TWO THOUSAND AND TWENTY SIX

PRESENT

THE HONOURABLE SRI JUSTICE PULLA KARTHIK

WRIT PETITION NO: 8946 OF 2026

Between:

M/s Lakshme Builders and Co., a registered firm No.2238 of 2007, having its registered office at No.1-7-510/E/3, Gemini Colony, Musheerabad, Hyderabad. Rep. by its Managing Partner. Mr. Pallav Kumar Poosa S/o Nanda Kumar Poosa, Aged about 36 years, Occ. Business, R/o H.No.1-7-510/E/3, Gemini Colony, Musheerabad, Hyderabad.

...PETITIONER

AND

1. The State of Telangana, Rep. by its Principal Secretary (Stamps and Registration), Secretariat, Hyderabad
2. The District Registrar, Ranga Reddy District
3. The Sub-Registrar, Champapet, Ranga Reddy District

...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 and inaction of the respondents in continuing the petitioners land admeasuring Ac.11.38 guntas in Sy.No.57, situated at Jailpally Village, Balapur Mandal, Ranga Reddy District, in the prohibited properties list in the IGRS web portal and in refusing to receive and register documents, as illegal, arbitrary and without authority of law and contrary to the proceedings issued by the District Collector, Ranga Reddy District vide Lr.No.E1/4144/2024, dated 27-10-2025, and consequently direct the respondents to delete/de-notify the petitioner's land from

the prohibited properties list and permit and receive, process and register the documents presented by the petitioner in respect of the said property.

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 respondents, more particularly the 3rd respondent, to receive, process and register the documents presented by the petitioner in respect of land admeasuring Ac.11.38 guntas in Sy.No.57, situated at Jallpally Village, Balapur Mandal, Ranga Reddy District without reference to the prohibited properties list reflected in the IGRS web portal and in conformity with the proceedings issued by the District Collector, Ranga Reddy District vide Lr.No.E1/4144/2024, dated 27-10-2025, pending disposal of the above writ petition.

Counsel for the Petitioner: SRI KATIKA RAVINDER REDDY

**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.8946 OF 2026

25th MARCH, 2026

Between:

M/s Laskhme Builders and Co.,
A registered firm No.2238 of 2007,
Having its registered office at
No.1-7-510/E/3, Gemini Colony,
Musheerabad, Hyderabad.
Rep.by its Managing Partner:
Mr.Pallav Kumar Poosa,
S/o Nanda Kumar Poosa,
Aged about 36 years, Occ: Business,
R/o.H.No.1-7-510/E/3, Gemini Colony,
Musheerabad, Hyderabad.

...Petitioner

AND

State of Telangana,
Rep. by its Principal Secretary,
Stamps and Registration,
Secretariat, Hyderabad and (02) others.

... Respondents

ORDER :

This Writ Petition is filed seeking the following relief:-

“...to issue a writ, Order or Direction, more particularly one in the nature of Writ of Mandamus, declaring the action and inaction of the respondents in continuing the petitioner's land admeasuring Ac.11.38 guntas in Sy.No.57, situated at Jallpally village, Balapur Mandal, Ranga Reddy District, in the prohibited properties list in the IGRS web portal

and in refusing to receive and register documents, as illegal, arbitrary and without authority of law and contrary to the proceedings issued by the District Collector, Ranga Reddy District vide Lr.No.E1/4144/2024, dated 27.10.2025, and consequently direct the respondents to delete/denotify the petitioner's land from the prohibited properties list and permit and receive, process and register the documents presented by the petitioner in respect of the said property, and to pass such other order or orders..."

2. Heard Mr. Katika Ravinder Reddy, learned counsel for the petitioner and Ms.S.Sravanthi, learned Assistant Government Pleader appearing for the respondents.
3. Perused the material available on record.
4. Learned counsel for the petitioner submitted that the petitioner is the absolute owner and possessor of land admeasuring Ac.11.38 guntas in Sy.No.57, situated at Jallpally village, Balapur Mandal, Ranga Reddy District, having acquired the same through a registered sale deed bearing Document No.4430 of 2008, dated 22.07.2008 and ever since the date of purchase the petitioner has been in continuous, peaceful and lawful possession and enjoyment of the said property and his name is duly reflected in the Pattadar Passbook issued by the Revenue authorities. He further submitted that the petitioner has developed the said

land into residential plots and has already alienated several plots through registered sale deeds, which were duly accepted without any objection. However, when the petitioner attempted to alienate one of the remaining plots, the respondent No.3 refused to receive and process the document on the ground that the subject survey number is shown in the prohibited list in the IGRS Portal, and the server/valuation certificate issued by the Sub-Registrar Office, Champapet also reflects that "registration of this property is prohibited". It is further submitted that the District Collector, being the competent authority, has issued proceedings *vide* Lr.No.E1/4144/2024, dated 27.10.2025, communicating the updated list of prohibited properties to the Registration Department, and as per the said proceedings, the subject land in Sy.No.57 of Jalpally Village does not find place in the said prohibited list and does not fall under any notified category. Therefore, petitioner has submitted a representation dated 04.02.2026 with a request to delete the Sy.No.57 of Jalpally Village, Balapur Mandal, Ranga Reddy District from the Online Prohibited Properties list maintained in CCA/CARD. Pursuant to the said letter, the respondent No.3

addressed a letter to the respondent No.2 vide letter dated 05.02.2026 in L.R.No.37 of 2026. However, so far no action has been taken by the respondent No.2. Therefore, the petitioner seeks indulgence of this Court.

5. Having regard to the submissions made by the learned counsel for the petitioner and learned Assistant Government Pleader, this Court deems it appropriate to direct the respondent No.2 to pass appropriate orders on the letter addressed by the respondent No.3 vide letter dated 05.02.2026 in L.R.No.37 of 2026 by duly taking into consideration the letter issued by the District Collector, vide Letter No.E1/4144/2024, dated 27.10.2025, within a period of two (02) weeks from the date of copy of this Order.

6. With the above direction, the Writ Petition is disposed of. There shall be no orders as to costs. Miscellaneous petitions pending, if any, shall stand closed.

//TRUE COPY//

SI/- P.C.SULEKHA DEVI
AS SISTANT REGISTRAR

SECTION OFFICER

To,

1. The Principal Secretary (Stamps and Registration), Secretariat, Hyderabad, State of Telangana.
2. The District Registrar, Ranga Reddy District
3. The Sub-Registrar, Champapet, Ranga Reddy District.

4. One CC to SRI KATIKA RAVINDER REDDY, 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



CC TODAY

HIGH COURT

DATED: 25/03/2026

ORDER

WP.No.8946 of 2026



DISPOSING OF THE WRIT PETITION,
WITHOUT COSTS

9 MT
30/3/26