

HIGH COURT FOR THE STATE OF TELANGANA, AT HYDERABAD

TUESDAY, THE THIRTY FIRST DAY OF MARCH,

TWO THOUSAND AND TWENTY SIX

:PRESENT:

THE HONOURABLE SRI JUSTICE PULLA KARTHIK

WRIT PETITION NO: 9606 OF 2026

Between:

1. Pogaku Shashidhar, S/o. Late. Pogaku Satyanarayana.
2. Pogaku Rian, S/o. Pogaku Shashidhar.
3. Pogaku Ashitha, W/o. Pogaku Shashidhar.

...Petitioners

AND

1. The State of Telangana, Rep. by its Principal Secretary, Revenue (Stamps and Registrations) Department, Secretariat, Hyderabad. T.G.
2. The District Registrar, Ranga Reddy District. T.G.
3. The Sub-Registrar, Serilingampalli, Serilingampalli Village and Mandal, Ranga Reddy District. T.G.

...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 any appropriate Writ or order or direction more particularly one in the nature of Writ of Mandamus declaring the action of the 3rd Respondent in issuance of impugned Refusal Order No. 11 of 2026, Dated 16.03.2026 and Intimation of Refusal Proceedings issued by the 3rd Respondent vide., Lr. No. 183/2026, Dated 16.03.2026 and in refusing to register a cancellation of a Gift Deed vide., bearing pending DOC. No. 50 of 2026, dated 24.02.2026, bearing Plot No. 254/A, admeasuring 174.5 Square Yards, equivalent to 145.88 Square Meters, having plinth area of 4073 Square Feet (RCC), in Survey No. 79, 80, 81 & 82 (Part) situated at Doyens Lakeside Colony, Serilingampalli Village and Mandal, under GHMC, Ranga Reddy District. T.G., as illegal, arbitrary, contrary to law and in violation of Principles of Natural Justice and in violation of Articles 14, 16, 21 and 300-A of the Constitution of India and consequently to direct the 3rd Respondent to receive and execute the cancellation of Gift Deed, bearing pending DOC. No. 50/2026, dated 24.02.2026, and set-aside the Refusal Order No. 11 of 2026, dated 16.03.2026 and Intimation of Refusal vide., Lr. No. 183/2026, dated 16.03.2026.

IA 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 suspend the Refusal order No. 11 of 2026, dated 16.03.2026 and Intimation of Refusal vide., Lr. No. 183/2026, dated 16.03.2026 issued by the Respondent No.3, pending disposal of WP 9606 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 CHINNA POCHIAH RAYAMALLA Advocate for the Petitioners and GP FOR REVENUE (STAMPS AND REGISTRATION) for Respondent Nos.1 to 3 and the Court made the following.

ORDER:

Notice before admission.

Learned Government Pleader for Revenue General (Stamps and Registration) takes notice on behalf of respondent Nos.1 to 3, waives further notice and seeks time to file counter.

Registry is directed not to take out notice to respondent Nos.1 to 3 in view of the above waiver.

Learned counsel for the petitioners submits that petitioner No.1 being the father of petitioner No.2, keeping in view his future, had earlier executed a Gift Deed bearing Document No.3131/2024 dated 26.03.2024, in the office of respondent No.3, in respect of Plot No.254/A admeasuring 174.5 square yards (equivalent to 145.88 square meters), having a plinth area of 4073 square feet, situated in Survey Nos.79, 80, 81, and 82 (Part) at Doyens Lakeside Colony, Serilingampalli Village and Mandal, under GHMC, Ranga Reddy District, in favour of the 2nd petitioner, represented by his natural mother and guardian, i.e., the 3rd petitioner herein.

Learned counsel further submits that the 1st and 3rd petitioners, being the parents of the 2nd petitioner, mutually decided to provide quality education in a reputed corporate school and, therefore, intended to dispose of the said property. Accordingly, the petitioners presented a Deed of Cancellation of the said Gift Deed dated 26.03.2024, bearing registered Document No.3131 of 2024, before the 3rd respondent by paying the requisite stamp duty and registration charges. However, without considering the same and without assigning any

proper reasons, the 3rd respondent issued the impugned Refusal Order No.11 of 2026 dated 16.03.2026.

Having regard to the submissions made by the learned counsel for the petitioners, there shall be interim suspension as prayed for.

Post on 23.06.2026.

//TRUE COPY//

Sd/- A.SREENIVASA REDDY
ASSISTANT REGISTRAR


SECTION OFFICER

To,

1. The Principal Secretary, Revenue (Stamps and Registrations) Department, State of Telangana, Secretariat, Hyderabad. T.G.
2. The District Registrar, Ranga Reddy District. T.G.
3. The Sub-Registrar, Serilingampalli, Serilingampalli Village and Mandal, Ranga Reddy District. T.G. (Addresses 1 to 3 by SPAD)
4. One CC to SRI. CHINNA POCHIAIAH RAYAMALLA Advocate [OPUC]
5. Two CCs to GP FOR REVENUE (STAMPS AND REGISTRATION), High Court at Hyderabad. [OUT]
6. One spare copy

HIGH COURT

PKJ

DATED:31/03/2026

HKJHJHGUYJH13

ORDER



WP.No.9606 of 2026

INTERIM SUSPENSION