

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

WEDNESDAY, THE TWENTY SECOND DAY OF APRIL
TWO THOUSAND AND TWENTY SIX

:PRESENT:

THE HONOURABLE SRI JUSTICE PULLA KARTHIK

WP NO: 11275 OF 2026

Between:

Guntha Vani, W/o G Santhosh.

.....Petitioner

AND

1. State of Telangana, Rep by its Principal Secretary Revenue Stamps and Registration Department, Secretariat, Hyderabad
2. The Commissioner and Inspector General, Stamps and Registration Department Hyderabad.
3. The District Collector, Ranga Reddy District
4. The District Registrar, Stamps and Registration Department Ranga Reddy District
5. The Sub Registrar, S R O Vanasthalipuram 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 an order or direction more particularly one in the nature of Writ of MANDAMUS declaring the issuance of Lr.No.E1/4034/2024 dated 27-10-2025 issued by the 3rd respondent arraying the property of the petitioner open plot No 119 Southern Part admeasuring 200 Sq Yards in Sy Nos 502/A 503/A and 503/AA situated at Turkayamjal Village Abdullapurmet Mandal Ranga Reddy District under Section 22-A (1) (d) of the Registration Act, 1908 as arbitrary, illegal and violation of Articles 14, 21 and 300-A of the Constitution of India and consequently direct the 5th respondent to register and release the sale deed in favour of the petitioner pertaining to the open plot No.119 (Southern Part) admeasuring 200 Sq. Yards in Sy.Nos. 502/A, 503/A and 503/AA situated at Turkayamjal Abdullapurmet Mandal, Ranga Reddy District, which was refused vide Refusal No.159 of 2025 dated 17-12-2025 by the 5th respondent.

I.A. NO: 1 OF 2026

Petition under Section 151 of C.P.C 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 5th respondent to register and release the sale deed in favour of the petitioner pertaining to the

open plot No.119 (Southern Part) admeasuring 200 Sq. Yards in Sy.Nos. 502/A, 503/A and 503/AA situated at Turkayamjal Village, Abdullapurmet Mandal Ranga Reddy District, which was refused vide Refusal No.159 of 2025 dated 17-12-2025 by the 5th respondent, pending disposal of WP No 11275 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 M/S. E.V. PUSHPA VARDHAN Advocate for the Petitioners and GP FOR STAMPS AND REGISTRATION appears for the Respondents, the Court made the following.

ORDER:

Notice before admission.

Learned Government Pleader for Stamps and Registration takes notice on behalf of respondent Nos.1 to 5, waives further notice and seeks time to file a counter affidavit.

Registry is directed not to take out further notices to respondent Nos.1 to 5, in view of the above waiver.

Learned counsel for the petitioner submits that the petitioner is the absolute owner and possessor of the open plot bearing No.119 (southern part), admeasuring 200 sq.yds., in Sy.Nos.502/A, 503/A and 503/AA, situated at Turkayamjal Village, Abdullapurmet Mandal, Ranga Reddy District, having purchased the same by way of a registered Sale Deed bearing Doc.No.P-253/2023 dated 04.07.2023. However, when the petitioner intended to sell away the subject plot and approached respondent No.5 for registration, the same was refused vide Refusal Order No.159 of 2025 dated 17.12.2025, on the alleged ground that the subject plot was notified in the list of prohibited properties under Section 22-A(1)(d) of the Registration Act, 1908, vide Lr.No.E1/4034/2024 dated 27.10.2025, which is wholly illegal, arbitrary, unjust and violative of Articles 14, 21 and 300-A of the Constitution of India. It is further submitted that this Court, while dealing with a similar issue in W.P.No.33348 of 2025, granted interim orders dated 04.11.2025, directing the registering authority to receive and register the document presented by the petitioner therein, without reference to the refusal order therein. Therefore, learned counsel seeks indulgence of this Court to pass a similar order in the present writ petition.

The above made submissions are not seriously disputed by the learned Government Pleader appearing on behalf of the respondents.

Having regard to the submissions made by learned counsel for the respective parties and for the reasons alike in the interim order dated 04.11.2025 passed by this Court in W.P.No.33348 of 2025, there shall be an interim direction to the registering

authority to register and release the document presented by the petitioner, without reference to the impugned refusal order dated 17.12.2025, subject to compliance with the provisions of the Registration Act, 1908, and the Indian Stamp Act, 1899. It is made clear that the registration be carried out after ascertaining the status of land as reflected in the revenue records, and the parties are prohibited from proceeding with further conveyance of the subject property, except on obtaining required permission from this Court. Further, the registration shall be subject to the final outcome of the present writ petition.

Registry is directed to make an endorsement on the bundle to the effect that the writ petition shall not be permitted to be withdrawn.

Post this matter, along with W.P.No.33348 of 2025 on 15.07.2026.

Sd/- HUSSAIN ALI
ASSISTANT REGISTRAR

//TRUE COPY//


SECTION OFFICER

To,

1. The Principal Secretary Revenue Stamps and Registration Department, Secretariat, State of Telangana, Hyderabad.
2. The Commissioner and Inspector General, Stamps and Registration Department Hyderabad.
3. The District Collector, Ranga Reddy District
4. The District Registrar, Stamps and Registration Department Ranga Reddy District
5. The Sub Registrar, S R O Vanasthalipuram Ranga Reddy District.
(Addressees 1 to 5 BY SPAD)
6. The Section Officer, Writ (Non-Service) High Court at Hyderabad.
7. One CC to M/S. E V PUSHPA VARDHAN Advocate [OPUC]
8. Two CCs to GP FOR STAMPS AND REGISTRATION, High Court for the State of Telangana, at Hyderabad [OUT]
9. One spare copy

HIGH COURT

PK, J

DATED: 22-04-2026

POST THIS MATTER, ALONG WITH W.P.NO.33348 OF 2025 ON 15.07.2026.

ORDER

WP.No.11275 of 2026

INTERIM DIRECTION

