

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

**MONDAY, THE THIRTEENTH DAY OF APRIL
TWO THOUSAND AND TWENTY SIX**

:PRESENT:

THE HONOURABLE SRI JUSTICE PULLA KARTHIK

WP NO: 11364 OF 2026

Between:

S Venkateshwar Rao, S/o Late Rama Murthy Sarvepalli.

.....Petitioner

AND

1. The State of Telangana, Rep. by its Principal Secretary, stamps and Registration Department, Secretariat, Hyderabad
2. The Commissioner and Inspector General of Registration and Stamps (IGRS), Telangana, 5-3-953, Registration Bhavan, 4th and 5th Floor, NizamShahi Road, Osmangunj, M.J. Market, Hyderabad, Telangana 500001.
3. Sub-Registrar, Farooqnagar, Farooqnagar Mandal, Ranga Reddy District
4. Sub-Registrar, Shadnagar, Ranga Reddy District.
5. M/s. Namaste Projects Private Limited, Registered office at 6-3-1093, 304, 3rd Floor, V.V. Vintage Boulevard, Somajiguda, Hyderabad -500082, Represented by Kanukolanu Satish Samba Murthy
6. M/s ACM Infrastructure Pvt. Ltd, Having its office at Unit No.308, 3rd Floor, V.V. Vintage, Boulevard, Rajbhavan Somajiguda, Hyderabad - 500082, Telangana, Represented by Galigari Shaker
7. M/s. Shadnagar Developers, Registered office at 6-3-1093, 304, 3rd Floor V.V. Vintage Boulevard, Somajiguda, Hyderabad -500082, Represented by its Managing Partner, Mr. Devaki Amarnath.
8. M/s. Amor Estates Private Limited, Having its Corp. Office at 3-11-456, Near Kamineni Hospital, L.B. Nagar, Hyderabad, Represented by its Managing Director, Mr. M. Jagan Mohan.

.....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 grant an order, direction or writ, more so in the nature of Mandamus,

(a)Declaring the action of the 4th Respondent in entertaining, receiving, processing and registering the Sale Deed Doc. No. 3288/2026 dated 10.04.2026 registered at SRO Shadnagar for land admeasuring Ac 3-14 Gts., in Sy. No.387/Part, Ac.04-29 Gts. in Sy.No.388/Part and Ac 0-10 gts in Sy. No. 389/Part total admeasuring Ac.08-13 Gts. situated at Chatanpally Village, Farooqnagar Mandal, Ranga Reddy District, Telangana, as illegal, arbitrary, without jurisdiction, contrary and violation of the Section 28 of Registration Act, 1908 and also in violation of Article 14 and 300A of Constitution of India and consequently declare the sale deed Doc.No.3288/2026 dated 10.04.2026 as null and void.

I.A. NO: 4 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 Respondent Nos. 1 to 4 to not release the Sale Deed bearing Document No. 3288 of 2026 dated 10.04.2026 to Respondents No. 5 and 6, in the interest of justice, pending disposal of WP No 11364 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 SRKANTH HARIHARAN Advocate for the Petitioner and GP FOR STAMPS AND REGISTRATION for the Respondents no. 1 to 4, the Court made the following.

ORDER:

At request of learned Government Pleader, to get instructions, post this matter on 15.04.2026 at the top of daily list.

Till then, respondent Nos.1 to 4 are directed not to release the sale deed bearing Doc.No.3288 of 2026 dated 10.04.2026

Sd/- P.PONNA KRISHNA
ASSISTANT REGISTRAR

//TRUE COPY//

SECTION OFFICER

To,

1. The Principal Secretary, stamps and Registration Department, Secretariat, State of Telangana, Hyderabad.
2. The Commissioner and Inspector General of Registration and Stamps (IGRS), Telangana, 5-3-953, Registration Bhavan, 4th and 5th Floor, NizamShahi Road, Osmangunj, M.J. Market, Hyderabad, Telangana 500001.
3. The Sub-Registrar, Farooqnagar, Farooqnagar Mandal, Ranga Reddy District
4. The Sub-Registrar, Shadnagar, Ranga Reddy District.
5. Kanukolanu Satish Samba Murthy, M/s. Namaste Projects Private Limited, Registered office at 6-3-1093, 304, 3rd Floor, V.V. Vintage Boulevard, Somajiguda, Hyderabad - 500082,

6. Galigari Shaker, M/s ACM Infrastructure Pvt. Ltd, Having its office at Unit No.308, 3rd Floor, V.V. Vintage, Boulevard, Rajbhavan Somajiguda, Hyderabad - 500082, Telangana,
7. Mr. Devaki Amarnath, Managing Partner, M/s. Shadnagar Developers, Registered office at 6-3-1093, 304, 3rd Floor V.V. Vintage Boulevard, Somajiguda, Hyderabad - 500082,.
8. Mr. M. Jagan Mohan, Managing Director, M/s. Amor Estates Private Limited, Having its Corp. Office at 3-11-456, Near Kamineni Hospital, L.B. Nagar, Hyderabad.
(Addressees 1 to 8 BY SPAD)
9. One CC to SRI SRIKANTH HARIHARAN Advocate [OPUC]
10. Two CCs to GP FOR STAMPS AND REGISTRATION, High Court for the State of Telangana, at Hyderabad [OUT]
11. One spare copy

HIGH COURT

PK, J

DATED: 13-04-2026

POST THIS MATTER ON 15.04.2026 AT THE TOP OF DAILY LIST.

ORDER



WP.No.11364 of 2026

DIRECTION