

**(SHOW CAUSE NOTICE BEFORE ADMISSION)
HIGH COURT FOR THE STATE OF TELANGANA
AT HYDERABAD**

WEDNESDAY, THE FIFTEENTH 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

WHEREAS the Petitioner above named through his Advocate SRI SRIKANTH HARIHARAN presented this 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.

AND WHEREAS the High Court upon perusing the petition and affidavit filed herein and upon hearing the arguments of SRI SRIKANTH HARIHARAN Advocate for the Petitioner and Government Pleader for Stamps and Registration for respondents No.1 to 4, directed issue of notice to the Respondents herein to show cause as to why this WRIT PETITION should not be admitted.

You viz:

1. 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
2. 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
3. The Managing Partner Mr. Devaki Amarnath, M/s. Shadragar Developers, Registered office at 6-3-1093, 304, 3rd Floor V.V. Vintage Boulevard, Somajiguda, Hyderabad -500082
4. The Managing Director Mr. M. Jagan Mohan, M/s. Amor Estates Private Limited, Having its Corp. Office at 3-11-456, Near Kamineni Hospital, L.B. Nagar, Hyderabad

are directed to show cause on or before 20.07.2026 to which date the case stands posted as to why in the circumstances set out in the petition and the affidavit filed therewith (copy enclosed) this WRIT PETITION should not be admitted.

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 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 Court made the following:

ORDER

Notice before Admission.

Learned Government Pleader for Stamps and Registration takes notice on behalf of respondents No.1 to 4 waives further notice and seeks time to file counter-affidavit.

Registry is directed not to take out further notice to respondents No.1 to 4, in view of the above waiver.

Learned Senior counsel for the petitioner is permitted to take out personal notice to respondent Nos.5 to 8 through speed post with acknowledgment due and file proof of service in the Registry by the next date of hearing.

Learned Senior Counsel appearing for the petitioner submits that the petitioner is absolute owner and possessor of the 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, Farroqnagar Mandal, Ranga Reddy District, having purchased the same from his vendor i.e., respondent No.8 vide Registered Sale Deed bearing Doc. No. 2753 of 2026 dated 28.03.2026 registered at SRO Farroqnagar i.e., respondent No.3 herein for a valid Sale consideration. Ever since the day of purchase the petitioner has been in lawful and peaceful possession and enjoyment of the subject property without notice of any prior claims, encumbrances, or competing interests over the subject property.

While so, it has come to the light while checking the EC, that respondent No.4 had registered Sale Deed bearing Doc.No.3288 of 2026 dated 10.04.2026 executed by respondent No.7 in favour of respondent Nos.5 and 6, in so far as the same land which the petitioner purchased the Registered Sale deed bearing Doc.No.2753 of 2026 dated 28.03.2026 registered at SRO Farroqnagar i.e., respondent No.3 herein within the jurisdiction of the SRO and submits that the entire subject property falls within the jurisdiction of the SRO, Farroqnagar i.e., respondent No.3 herein. However, the respondent No.4 has registered the document presented by respondent No.7 in favour of respondent

Nos.5 and 6, without jurisdiction. Therefore, petitioner seeks indulgence of this Court.

The learned Government Pleader, on written instructions submits that as per G.O.Ms. No. 45, Revenue (Registration-I) Department, dated 05.05.2025, the Respondent No. 4 has got the concurrent jurisdiction to register the properties falls under Farooqnagar, therefore, he has registered the document.

Having regard to the submissions made by the learned Senior Counsel appearing for the petitioner, and on perusal of the G.O.Ms. No. 45, Revenue (Registration-I) Department, dated 05.05.2025, it is made clear that Farooqnagar SRO i.e., respondent No.3 herein has got all the villages of Farooqnagar Mandal and respondent No.4 has got jurisdiction over all the villages of Nandigama Mandal, Kothur Mandal, and Keshampet Mandal. Therefore, it is clear that respondent No.4 has no jurisdiction to register the property. Hence, there shall be interim direction to Respondent No. 4 not to release the Sale Deed bearing Document No. 3288 of 2026, dated 10.04.2026, to Respondent Nos. 5 and 6, and further directing him not to act upon Document No. 3288 of 2026, dated 10.04.2026.

List this matter on 20.07.2026 for counter-affidavit.

SD/- U. SUDHA

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. Sub-Registrar, Farooqnagar, Farooqnagar Mandal, Range Reddy District.

4. Sub-Registrar, Shadnagar, Ranga Reddy District.

[Addresses 1 to 4 by SPAD]

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. The Managing Partner Mr. Devaki Amarnath, M/s. Shadnagar Developers, Registered office at 6-3-1093, 304, 3rd Floor V.V. Vintage Boulevard, Somajiguda, Hyderabad -500082
8. The Managing Director Mr. M. Jagan Mohan, M/s. Amor Estates Private Limited, Having its Corp. Office at 3-11-456, Near Kamineni Hospital, L.B. Nagar, Hyderabad

[Addresses 5 to 8 by SPAD - along with a copy of petition and affidavit]

5. One CC to Sri. SRIKANTH HARIHARAN Advocate [OPUC]
6. Two CCs to GP FOR STAMPS AND REGISTRATION, High Court for the State of Telangana, at Hyderabad [OUT]
7. One spare copy

HIGH COURT ✓

PK, J

DATED: 15-04-2026 ✓

LIST THIS MATTER ON 20.07.2026 FOR COUNTER-AFFIDAVIT ✓

NOTICE BEFORE ADMISSION

WP.No.11364 of 2026 ✓



INTERIM DIRECTION ✓