

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

MONDAY, THE TWENTIETH DAY OF APRIL TWO THOUSAND AND TWENTY SIX

**:PRESENT:  
THE HONOURABLE SRI JUSTICE PULLA KARTHIK  
WP NO: 11947 OF 2026**

**Between**

Desidi Mahender Reddy, S/o Desidi Narayan Reddy.

**.....PETITIONER**

**AND**

1. State of Telangana, Rep. by its Principal Secretary, Registration and Stamps Department, Secretariat, Hyderabad
2. The Joint Sub-Registrar, Patancheruvu, Sanga Reddy.
3. The District Collector, Sanga Reddy District.
4. The Tahsildar, Ramachandrapuram Mandal, Sanga 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 so, a Writ in the nature of Mandamus, by declaring the action of the 2nd respondent in refusing to register the sale deed, presented by the petitioner, for registration by passing refusal order dated 02.03.2026, basing on the letter No.B/9363/2024, issued by the 4th respondent dated 30.10.2024, as arbitrary, illegal, contrary to law, and consequentially to declare that the letter No. B/9363/2024, dated 30.10.2024 issued by the 4th respondent, and refusal order dated 02.03.2026 issued by the 2nd respondent, as arbitrary and illegal and set aside the same, by following the orders in W.P.No.38 of 2025, and consequentially by directing the 2nd respondent, to register the sale deed presented by the petitioner for registration vide P.No.292/2026, in respect of the property bearing Plot No.333 in Block-B, admg. 400 Sq.yards, in Sy.No.135 Part, at Edunagulapalli village, Ramachandrapuram Mandal, Sangareddy District.

**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 2nd respondent to consider for registration of the sale deed

document P.No.292/2026, by suspending the refusal order communicated vide memo dated 28.03.2026 during the pendency of the above writ petition, pending disposal of WP No 11947 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 G VASANTHA RAYUDU Advocate for the Petitioner, GP FOR STAMPS AND REGISTRATION for the Respondents, the Court made the following.

### **ORDER**

#### **Notice before Admission.**

Learned Government Pleader for Stamps and Registration takes notice on behalf of the respondents, waives further notice and seeks time to file counter-affidavit.

Registry is directed not to take out further notice to the respondents, in view of the above waiver.

Learned counsel for the petitioner submits that in similar circumstances, this Court granted an interim order dated 10.01.2025 in W.P. No.38 of 2025 and thus, requested to pass similar order in the present Writ Petition also.

The same is not seriously disputed by learned Government Pleader appearing for the respondents.

In view of the above and for the reasons alike in the order dated 10.01.2025 in W.P. No.38 of 2025, there shall be an interim direction to the respondent authorities to register the document presented by the petitioner in respect of the subject property, subject to the petitioner complying with the provisions of the Indian Registration Act, 1908, and the Indian Stamp Act, 1899, as expeditiously as possible, preferably within a period of three weeks from the date of receipt of a copy of this order.

It is made clear that mere registration of the subject document do not confer title on the subject property and it is also made clear that this order would not have any bearing on all those matters where title/rights of the parties are pending before the authorities either in revision/appeals for

adjudication and in any other case this order does not preclude the parties in asserting their rights before a competent Court of law.

List this matter on 13.07.2026 for counter-affidavit.

Sd/- M.OSMAN ALI BAIG  
ASSISTANT REGISTRAR

//TRUE COPY//

SECTION OFFICER

To,

1. The Principal Secretary, Registration and Stamps Department, State of Telangana, Secretariat, Hyderabad[By SPAD]
2. The Joint Sub-Registrar, Patancheruvu, Sanga Reddy.[By SPAD]
3. The District Collector, Sanga Reddy District.[By SPAD]
4. The Tahsildar, Ramachandrapuram Mandal, Sanga Reddy District[By SPAD]
5. One CC to Sri. G VASANTHA RAYUDU 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: 20-04-2026

List this matter on 13.07.2026

ORDER

WP.No.11947 of 2026

INTERIM DIRECTION

