

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

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

:PRESENT:
THE HONOURABLE SRI JUSTICE PULLA KARTHIK
WP NO: 11992 OF 2026

Between

Syed Sultan Shah Quadri, S/o Late Syed Asadullah Shah Quadri,

Petitioner

AND

1. The State of Telangana, Represented by its Principal Secretary, Registration & Stamps Department, Telangana Secretariat, Hyderabad, 500022.
 2. The District Registrar, Office of the District Registrar Ranga Reddy, Ranga Reddy District, Telangana.
 3. The Sub-Registrar, Office of the Sub-Registrar Gandipet, Ranga Reddy District, Telangana.
 4. The Telangana Real Estate Regulatory Authority (TG-RERA), Represented by its Secretary, Hyderabad, Telangana.
 5. M/s. Life Spark Developers, Represented by its Managing Partner, Mr. Karra Upender Reddy, S/o Karra Ram Reddy, Aged about 46 years, Occ. Business, R/o New Narlakantigudem, Thripuraram Mandal, Nalgonda District, Telangana.
 6. Telangana State Waqf Board, Rep. by its Chief Executive Officer, R/o Hajj House, Nampally, Hyderabad- 500001.
- (Respondent no. 6 is impleaded as per C.O.dt.27.04.2026 in I.A. No.2/2026)

Respondents

WHEREAS the Petitioner above named through his Advocate Sri. MOHD ISMAIL KHAN 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:

- a. Issue a writ of mandamus declaring the inaction of Respondent Nos.2, 3 and 4 in failing to take action on the Petitioner's representations dated 21.08.2025, 02.02.2026 and 11.11.2025 as arbitrary, illegal, and in violation of their statutory duties under the Registration Act, 1908, the Real Estate (Regulation and

Development) Act, 2016, the Transfer of Property Act, 1882, and the Waqf Act, 1995.

b. Consequently, direct Respondent Nos.2, 3 and 4 to forthwith take action upon the Petitioner's representations dated 21.08.2025, 02.02.2026 and 11.11.2025 respectively as per law and to stop further registration of any sale deeds or documents executed by the Respondent No.5, in respect of the subject property i.e. Park View apartment comprising a five storey building raised over the extent of 1065 square yards situated in Survey Nos.61 and 63 of Neknampur Village, Ranga Reddy District, Telangana, as the subject property is a notified Waqf land and the subject matter of pending proceedings before the Waqf Tribunal vide O.S. No.07 of 2025, thereby attracting the doctrine of lis pendens under Section 52 of the Transfer of Property Act, 1882, and further in view of the fact that the project is undertaken without mandatory registration under the Real Estate (Regulation and Development) Act, 2016 and on the basis of contradictory and illegal building permissions for the very same construction.

AND WHEREAS the High Court upon perusing the petition and memorandum of grounds filed herein and upon hearing the arguments of Sri. MOHD ISMAIL KHAN Advocate for the Petitioner, Government Pleader for Revenue General (Stamps and Registration) takes notice on behalf of respondent Nos.1 to 3, directed issue of notice to the Respondents herein to show cause as to why this WRIT PETITION should not be admitted.

You viz:

1. The Secretary, Telangana Real Estate Regulatory Authority (TG-RERA), Hyderabad, Telangana.
2. The Managing Partner, M/s. Life Spark Developers, Mr. Karra Upender Reddy, S/o Karra Ram Reddy, Occ. Business, R/o New Narlakantigudem, Thripuraram Mandal, Nalgonda District, Telangana.
3. The Chief Executive Officer, Telangana State Waqf Board, R/o Hajj House, Nampally, Hyderabad- 500001.

are directed to show cause on or before 06.07.2026 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.

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.

The learned counsel for the petitioner is permitted to take out personal notice to respondent Nos.4 and 5 and to file proof of service in the registry.

Post on 6.7.2026.

Sd/- B.G.VYJAYANTHI
ASSISTANT REGISTRAR

//TRUE COPY//


SECTION OFFICER

To,

1. The Secretary, Telangana Real Estate Regulatory Authority (TG-RERA), Hyderabad, Telangana.
2. The Managing Partner, M/s. Life Spark Developers, Mr. Karra Upender Reddy, S/o Karra Ram Reddy, Occ. Business, R/o New Narlakantigudem, Thripuraram Mandal, Nalgonda District, Telangana.
3. The Chief Executive Officer, Telangana State Waqf Board, R/o Hajj House, Nampally, Hyderabad- 500001. [RR1 to 3 by SPAD-along with a copy of petition and affidavit]
4. One CC to Sri. MOHD ISMAIL KHAN Advocate [OPUC]
5. Two CCs to GP FOR STAMPS AND REGISTRATION, High Court for the State of Telangana, at Hyderabad [OUT]
6. Two CCs to GP FOR REVENUE, High Court for the State of Telangana, at Hyderabad [OUT]
7. One spare copy

HIGH COURT

PK, J

DATED: 27-04-2026

LIST ON: 06.07.2026

NOTICE BEFORE ADMISSION

WP.No.11992 of 2026

