

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: 11928 OF 2026

Between

1. Sri Kalidindi Gopala Krishnam Raju, S/o. K. Satyanarayana.
2. Sri Alluri Raghu Rama Raju, S/o. Mariraju, Occ: Business, R/o Flat No. 301, Plot No. 277, K.P.H.B. 6th Phase, Medchal Malkajgiri District, Telangana State - 500085.
(The above Petitioners No.1 and 2 are represented by) M/s PRIMARK DEVELOPERS (A Regd. Partnership Firm) Vide Regd. No. 1057/2016, Dt. 18.03.2016, Having its Registered Office on Flat No.102, PRIMARK ANITHA's ASHWINI Apts., Plot No. 113B & 114 B, Main Road, Raghavendra Nagar, Kondapur, Hyderabad Rep. by its Managing Partner Borra Sambasiva Rao, S/o. Seshagiri Rao, Occ: Business, R/o. Flat No.501, PRIMARK Prabhakar Residency, H.No.1-111/C/459 & 460, Raghavendra Nagar, Kondapur, Hyderabad. - 500084.

.....Petitioners

AND

1. The State of Telangana, Rep by its Spl. Secretary to Government, Revenue (Registration & Stamps) Department, Secretariat Buildings, Hyderabad, Telangana State.
2. The Chief Commissioner Land Administration, (CCLA), Nampally, Hyderabad, Telangana State.
3. The Commissioner and Inspector General of Registration and Stamps, Hyderabad, Telangana State.
4. The District Collector, Medchal Malkajgiri District, Integrated District Complex, Anthaipally Village, Shameerpet Mandal, Telangana State - 500078.
5. The Revenue Divisional Officer, Keesara Division, Medchal Malkajgiri District, Telangana State.
6. The Tahsildar, Medchal Mandal, Medchal Malkajgiri District, Telangana State.
7. The District Registrar, Stamps and Registration Department, Medchal Malkajgiri District, Telangana State.
8. The Sub-Registrar, Medchal (R.O.), Medchal Malkajgiri District, Telangana State.

.....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(s) essentially one in, the nature of Writ of Mandamus, declaring the impugned notification issued under Clause (e) of Sub-section (1) of Section 22 A of Registration Act, 1908 (Central Act 16 of 1908) vide G.O.Ms.No.190 Dt.31/12/2025 by Respondent No.1 herein prohibiting registration of documents of properties in so far as Land in Survey No.509/U, 509/RU and 509/RUU to an extent of Ac.1.27 gts., Ac.1.26 gts., and Ac.1.27 gts., respectively, situated at Gundlapochampally Village, Medchal Malkajgiri District, Telangana State as illegal, arbitrary and without jurisdiction resulting in violation of Art 14 and 21 and 300(A) Constitution of India and also against the principles of natural justice and consequently set aside the same;

IA NO: 1 OF 2026:

Petition Under Section 151 CPC praying that in the circumstances stated in the affidavit filed in support of the Writ Petition, the High Court may be pleased to suspend the impugned notification issued under Cause (e) of Sub-section (1) of Section 22 A of Registration Act, 1908 (Central Act 16 of 1908) vide G.O. Ms. No. 190 Dt. 31/12/2025 by Respondent No.1 herein prohibiting registration of documents of properties in so far as Land in Survey No. 509/U, 509/RU and 509/RUU to an extent of Ac. 1.27 gts., Ac. 1.26 gts., and Ac. 1.27 gts., respectively, situated at Gundlapochampally village, Medchal Malkajgiri District, Telangana State as illegal, arbitrary, Pending disposal of WP 3198 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 Brahmadandi Ramesh, learned Senior Counsel, representing Ms. Mallareddygar Harthika, Advocate for the Petitioner and Government Pleader for Stamps and Registration for Respondent Nos.1, 3, 7, 8; Government Pleader for Revenue for Respondent Nos.2, 4, 5, 6;

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 8, 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 8, in view of the above waiver.

Sri Brahmadandi Ramesh, learned Senior Counsel, representing Ms. Mallareddygar Harthika, learned counsel for the petitioners, submits that as per the Khasra Pahanies of the year 1954-55, the total land admeasuring an extent of

Ac.272-05 gts., in Sy.No.509 of Gundlapochampally Village, Medchal Mandal, was classified as 'Sarkari', and out of the said land, an extent of Ac.5-00 gts., in Sy.No.509/3 was assigned in favour of one Late K. Venkatarami Reddy vide Patta Certificate bearing No.C2/6260/1960 dated 06.01.1970, under the political sufferers quota, for being participated in the freedom struggle against erstwhile Nizam state. It is submitted that as per G.O.Ms.No.1745 dated 28.08.1959, the land assigned in favour of political sufferers should not be alienated for a period of ten years, and after such period of ten years, they may be permitted to sell the land, without imposing any conditions. As such, the aforesaid assignee alienated the subject land in favour of one Pinjerla Jalandhar Yadav and Pinjerla Mallesh Yadav vide register sale deed bearing Doc.No.1457 of 1980 dated 21.02.1980. Subsequently, the aforesaid individuals have relinquished their rights in the subject land in favour of their brothers, viz., Pinjerla Pandu, Pinjerla Krishna, and Pinjerla Komaraiah, and on such relinquishment deeds, revenue records were implemented in favour of the said individuals in the ROR, sub dividing the subject land of Ac.5-00 gts., into Sy.No.509/U, admeasuring an extent of Ac.1-27 gts., Sy.No.509/RU, admeasuring Ac.1-26 gts., and Sy.No.509/RUU, admeasuring Ac.1-27 gts.

It is further submitted that the aforesaid three individuals have later executed a registered sale deed in favour of petitioner Nos.1 and 2 vide registered Doc.No.14429 of 2019 dated 23.09.2019, who have executed a development agreement-cum-GPA in favour of petitioner No.3 vide registered Doc.No.15387 of 2019 dated 23.10.2019. Subsequently, on considering their application dated 28.11.2019, respondent No.5 has issued the proceedings dated 28.01.2020, converting the subject land into non-agricultural land. Thereafter, technical approval for residential building/apartment in the said land was accorded vide order dated 04.10.2021, and building permit order was also issued by the office of the Gundlapochampally Municipality vide Permit No.G1/509/A/TPS/GPM/12102021 vide File No.G1/1261 of 2021 dated 10.12.2021, for construction of a residential building consisting of 1 Cellar + 1 Stilt + 10 upper floors in the subject land. Subsequently, occupancy certificate was also issued on 12.09.2025. However, while the things stood thus, when the petitioners intended to sell their flats and presented sale deeds before respondent No.8, the same were kept pending, and without assigning any reasons, the respondents have issued the impugned notification vide G.O.Ms.No.190 dated 31.12.2025, notifying the subject property in Sy.No.509/U, 509/RU and 509/RUU, admeasuring Ac.1-27 gts., Ac.1-26 gts., and Ac.1-27 gts., totaling, Ac.5-00 gts., in the list of prohibited properties under Section 22-A(1)(e) of the

Registration Act, 1908., contrary to the rules in force. Therefore, learned counsel seeks indulgence of this Court.

Learned Government Pleader, on instructions, submits that the subject land belongs to the Government as it was originally classified as 'Gairan Sarkari', and the petitioners herein have never obtained a No-Objection Certificate for de-notification of the subject land. As such, it has rightly been included in the list of prohibited properties under Section 22-A(1)(e) of the Registration Act, 1908, vide G.O.Ms.No.190 dated 31.12.2025.

Having regard to the submissions made by learned counsel for the respective parties, it is clear that the subject land was initially classified as 'Sarkari', which was later assigned in favour of one Late K. Venkatarami Reddy vide Patta Certificate bearing No.C2/6260/1960 dated 06.01.1970, under the political sufferers quota. In this connection, it is apposite to refer G.O.Ms.No.1745, Revenue Department, dated 28.08.1959, which deals with certain concession in respect of the assignments granted in favour of political sufferers. The relevant portion reads as under:

"(1) The following conditions subject to which lands are not being granted to Political sufferers should cease to be applicable in the case of grants already made and further grants:-

(a) that the lands assigned should not be alienable for a period of ten years.

...

2. The Government have also decided that the political sufferers may be permitted to sell away the lands assigned to them without imposing any conditions."

From the above, it can be inferred that the land assigned under political sufferers quota is alienable in favour of third parties, after completion of a period of ten years, without the imposition of any conditions. In the instant case, the assignment was done on 06.01.1970, and after the prescribed period of ten years, the assignee sold the land through a registered sale deed dated 21.02.1980.

In view of the above, this Court is of the *prima facie* opinion that the petitioner has made out a case for grant of an interim relief.

Therefore, there shall be interim suspension of operation of the impugned G.O.Ms.No.190 dated 31.12.2025, in respect of the petitioner's subject property in Sy.No.509/U, 509/RU and 509/RUU, admeasuring Ac.1-27 gts., Ac.1-26 gts., and Ac.1-27 gts., totaling, Ac.5-00 gts, situated at Gundlapochampally Village, Medchal Malkajgiri District.

Post this matter on 15.07.2026, for counter affidavit.

Sd/- S.MALLIKARJUNA RAO
ASSISTANT REGISTRAR

//TRUE COPY//


SECTION OFFICER

To,

1. The Spl. Secretary to Government, Revenue (Registration & Stamps) Department, Secretariat Buildings, State of Telangana, Hyderabad, Telangana State.
2. The Chief Commissioner Land Administration, (CCLA), Nampally, Hyderabad, Telangana State.
3. The Commissioner and Inspector General of Registration and Stamps, Hyderabad, Telangana State.
4. The District Collector, Medchal Malkajgiri District, Integrated District Complex, Anthaipally Village, Shameerpet Mandal, Telangana State - 500078.
5. The Revenue Divisional Officer, Keesara Division, Medchal Malkajgiri District, Telangana State.
6. The Tahsildar, Medchal Mandal, Medchal Malkajgiri District, Telangana State.
7. The District Registrar, Stamps and Registration Department, Medchal Malkajgiri District, Telangana State.
8. The Sub-Registrar, Medchal (R.O.), Medchal Malkajgiri District, Telangana State.
(RR 1 to 8 by SPAD)
9. One CC to Ms. Mallareddygari Harthika, Advocate [OPUC]
10. Two CCs to GP FOR REVENUE, High Court at Hyderabad. [OUT]
11. Two CCs to GP FOR STAMPS AND REGISTRATION, High Court at Hyderabad.
[OUT]
12. One spare copy

HIGH COURT

PK, J

DATED:22/04/2026

**Post this matter on 15.07.2026,
for counter affidavit**

ORDER

WP.No.11928 of 2026

INTERIM SUSPENSION

