

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

TUESDAY, THE THIRTEENTH DAY OF JUNE  
TWO THOUSAND AND TWENTY THREE

**:PRESENT:**

**THE HON'BLE DR. JUSTICE CHILLAKUR SUMALATHA**

**WRIT PETITION NO: 14444 OF 2023**

**Between:**

P.Ailaiah, S/o. Late Jangaiah

**Petitioner**

**AND**

1. The State Of Telangana, Represented by its Principal Secretary, Department of Revenue Department Secretariat, Hyderabad.
2. The Inspector General of Stamps and registrations, Nampally, Mozam-jahi-Market, Hyderabad.
3. The District Registrar, Ranga Reddy District.
4. The Office of Sub-Registrar, Champapet, Saroornagar Mandal, Ranga Reddy District Rep. by its Sub-Registrar.
5. Hyderabad Metropolitan Development Authority, Rep. by its Commissioner Hyderabad.
6. The Commissioner, Jalpally Municipality Ranga Reddy District.
7. The Collector, Ranga Reddy District.
8. The Mandal Revenue Officer, Balapur Ranga Reddy District.
9. V.Narsimha Reddy, S/o. Late Linga Reddy, Aged about 51, Occ. Business, R/o.H.No.3-2-870/3, VNR Complex, Station Road Kachiguda, Hyderabad.

**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 writ of mandamus challenging the inaction of the official respondents in not stopping the Respondent No.9 from the selling away the property on the name of "VNR Aerocity" under the guise of draft layout permit No.000091/LO/PLG/HMDA/2020 dated 25/08/2020 is contrary to the proceedings vide Lr.No.H4/ 2796/ 2021 dated 05/03/2022 passed by Respondent No.7 and consequently stop all the registrations till the entire issue of tenancy over Sy.no.144 and 145 of Balapur village and Mandal, Ranga Reddy district is finalized by the respective courts.

**IA NO: 1 OF 2023**

Petition under Section 151 CPC praying that in the circumstances stated in the affidavit filed in support of the petition, the High Court may be pleased to consider Petitioner representations dated 02.05.2023 and stop the process of registrations of the plots in "VNR Aerocity" in Sy.No.144 and 145 of Balapur village and Mandal, Ranga Reddy District under the guise of the draft layout Permit No.000091/LO/PLG/HMDA/2020 dated 25/08/2020 by the official respondents, pending disposal of the writ petition.

The petition coming on for hearing, upon perusing the Petition and the affidavit filed in support thereof and upon hearing the arguments of M/s. B KAVITA YADAV, Advocate for the Petitioner, GP FOR STAMPS AND REGISTRATION, for the Respondent Nos.1 to 4, 7 & 8, M/s. D MADHAVI, SC for the Respondent No.5 and Sri. JAGANNATHA RAO, SC for the Respondent No.6 and the Court made the following;

**ORDER**

**Heard the submission of learned counsel for the Writ Petitioner.**

**Rule Nisi. Call for records**

**Notice returnable in four (4) weeks.**

**Learned Assistant Government Pleader for Stamps and Registration waives notice for Respondent Nos.1 to 4, 7 & 8.**

**Issue notice to Respondent Nos.5, 6 & 9 through Court process.**

**This Writ Petition is filed challenging the inaction of the official respondents in stopping Respondent No.9 from selling the property under the name of VNR Aerocity under the guise of draft layout permit No.000091/LO/PLG/HMDA/2020, dated 25.08.2020, which is contrary to the proceedings vide Lr.No.H4/2796/2021, dated 05.03.2022 passed by Respondent No.7 and consequently to stop all the registrations till the entire issue of tenancy over Sy.Nos.144 & 145 of Balapur Village and Mandal, Ranga Reddy District, is finalized by the respective Courts.**

Learned counsel for the petitioner submits that though the Collector and District Magistrate, Ranga Reddy District, requested the Metropolitan Commissioner, HMDA, Hyderabad, to take necessary action against the illegal layouts in respect of land bearing Sy.Nos.144 & 145 of Balapur Village and Mandal, Ranga Reddy District, in view of the report of Tahsildar, Balapur Mandal, through letter in Lr.No.H4/2796/2021, dated 05.03.2022, no such action is contemplated till now.

Learned counsel also states that proceedings were issued by Hyderabad Metropolitan Development Authority on 06.12.2021 through proceedings No.2335/SHZ/PLG/HMDA/2020 stating that the final approval for layout in respect of Sy.No.145 is kept in abeyance till the disposal of the cases. Learned counsel also submits that number of representations were submitted seeking the Sub-Registrar, Champapet, Ranga Reddy District, not to proceed with the registrations, but the said Sub-Registrar, through Lr.No.501/2022, dated 11.11.2022 clearly made a mention that no orders were passed for stoppage of registrations in respect of land in Sy.Nos.144 & 145 of Balapur Village & Mandal and therefore, unless and until such an order is passed, he cannot stop registrations. Learned counsel further submits that without any approved layout, the 9<sup>th</sup> respondent is proceeding with the transactions by selling the plots in unapproved layouts and his activities would not only cause irreparable loss to the Writ Petitioner but would also cause hardship to the innocent purchasers and therefore, the Sub-Registrar, Champapet may be injuncted from proceeding with further registrations.

Learned Assistant Government Pleader for Stamps and Registration seeks time to get instructions.

Having regard to the situation projected and the relevant material placed, including the orders passed by the competent authorities, this Court is of the view that till the next date of hearing, the Registering Authority has to be restrained from proceeding with registrations as sought for.

Hence, the Registering Authority is directed not to proceed with registration of any document in respect of plots in "VNR Aerocity," which is located in Sy.Nos.144 & 145 of Balapur Village and Mandal, Ranga Reddy District, till 04.07.2023.

List the matter on 04.07.2023.

//TRUE COPY//

SD/- MOHD. ISMAIL  
ASSISTANT REGISTRAR

SECTION OFFICER

To,

1. Principal Secretary, Department of Revenue Department, State of Telangana, Secretariat, Hyderabad.
2. The Inspector General of Stamps and registrations, Nampally, Mozam-jahi-Market, Hyderabad.
3. The District Registrar, Ranga Reddy District.
4. The Sub-Registrar, Office of Sub-Registrar, Champapet, Saroornagar Mandal, Ranga Reddy District.
5. The Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad.
6. The Commissioner, Jalpally Municipality Ranga Reddy District.
7. The Collector, Ranga Reddy District.
8. The Mandal Revenue Officer, Balapur Ranga Reddy District.
9. V.Narsimha Reddy, S/o. Late Linga Reddy, Aged about 51, Occ. Business, R/o.H.No.3-2-870/3, VNR Complex, Station Road Kachiguda, Hyderabad.

**(for addresses 1 to 9 by RPAD)**

10. One CC to M/s. B KAVITA YADAV, Advocate [OPUC]
11. Two CCs to GP FOR STAMPS AND REGISTRATION, High Court at Hyderabad. [OUT]
12. One spare copy

**HIGH COURT**

**CSL,J**

**DATED: 13/06/2023**

**LIST ON 04.07.2023**

**ORDER**

**WP.No.14444 of 2023**

**DIRECTION**

