

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

TUESDAY, THE TWENTY NINTH DAY OF APRIL
TWO THOUSAND AND TWENTY FIVE

**:PRESENT:
THE HON'BLE SRI JUSTICE K.LAKSHMAN**

WRIT PETITION NO: 13464 OF 2025

Between:

Dr. K.K.Vardhan Rao, S/o. Sambaiah

Petitioner

AND

1. The State of Telangana, Rep. by its Chief Secretary, General Administration Department, Secretariat, BRKR Bhavan, Hyderabad, T.S.
2. The State of Telangana, Rep. by its Principal Secretary, Housing Department, Secretariat, BRKR Bhavan, Hyderabad, T.S.
3. Telangana Housing Board, Rep. by its Vice Chairman and Housing Commissioner, 1st Floor, Gruhakalpa, M.J.Road, Hyderabad, T.S.
4. The Executive Engineer, (Telangana Housing Board), Warangal Division, Warangal Town and District.
5. The District Collector, Bhadradi Kothagudem District.
6. The Tahsildar, Chunchupally Mandal, Bhadradi Kothagudem District.
7. The Sub-Registrar (Registration and Stamps), Kothagudem Town and Mandal, Bhadradi Kothagudem 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 an appropriate Writ, Order or Direction, more particularly one in the nature of Writ of Mandamus, declaring the action of the Respondents more particularly the 4th respondent in issuing the Impugned Final Notice No.52 MIG-II/Chunchupally/E1/EE (Wgl.)/2025, dt.03.03.2025 to the petitioner whereby demanding the alleged arrears/dues amounting to Rs.5.36,739/- with interest as illegal, arbitrary, unconstitutional though the petitioner has paid the entire due amount and the respondents failed to register the sale deed pertaining to the house property mentioned in the impugned notice in favour of the petitioner as per the allotment in violation of Article 14, 19, 21 and 300-A of Constitution of India and consequently by setting aside the Impugned Final Notice No.52 MIG-II/Chunchupally/E1/EE (Wgl.)/2025, dt.03.03.2025 direct the respondents to register the allotted house property No.MIG-II-52, H.No.2-2-137, situated at THB Colony, Chunchupally Mandal, Bhadradi Kothagudem District in favour of the petitioner;

IA NO: 1 OF 2025:

Petition under Section 151 of CPC, praying that in the circumstances stated in the affidavit filed in the writ petition, the High Court may be pleased to direct the Respondents 2 to 4 to forthwith initiate steps to register the allotted House property No.MIG-II-52, H.No.2-

2-137, situated at Nanda Thanda Village, Chunchupally Mandal, Bhadradri Kothagudem District in favour of the Petitioner, pending disposal of WP.No. 13464 of 2025, on the file of the High Court.

IA NO: 2 OF 2025:

Petition under Section 151 of CPC, praying that in the circumstances stated in the affidavit filed in the writ petition, the High Court may be pleased to direct the Respondents not to interfere with the peaceful possession and enjoyment of the petitioner's house property No.MIG-II-52, H.No.2-2-137 situated at THB Colony, Chunchupally Mandal, Bhadradri Kothagudem District by suspending the Impugned Final Notice of the 4th respondent vide No.52 MIG-II/Chunchupally/E1/EE (Wgl.)/2025, dt.03.03.2025, pending disposal of WP. No. 13464 of 2025, on the file of the High Court.

The petition coming on for hearing, upon perusing the Petition and the affidavit filed therein, and upon hearing the arguments of Sri C.Hari Preeth, Advocate for the Petitioner, GP for GAD for Respondent No.1, GP for Housing for Respondent No.2, Sri C.Buchi Reddy, Standing Counsel for Respondent Nos. 3 & 4, Asst. GP for Revenue, for Respondent Nos. 5 to 7, the Court made the following.

ORDER:

Sri C. Buchi Reddy, learned Standing Counsel for Telangana Housing Board, accepts notice on behalf of respondent Nos.3 and 4, and learned Assistant Government Pleader for Revenue accepts notice for respondent Nos.5 to 7. Both of them seek time to get instructions/file counter.

List along with Writ Petition Nos. 20929 of 2018 and 28382 of 2019 on 18.06.2025.

Vide order dated 23.12.2019 in I.A.No.1 of 2019 in Writ Petition No.28382 of 2019, filed by similarly situated persons, this Court granted interim direction as prayed for. The said interim order is subsisting and the said Writ Petition is pending.

Admittedly, petitioner is the original allottee of the subject flat.

Learned counsel for petitioner, on instructions, would submit that petitioner, original allottee, will submit a representation to 3rd respondent stating that he is ready to pay the amount required for the purpose of execution of registered sale deed in his favour.

In the light of the above, matter requires examination.

Therefore, till 18.06.2025, 4th respondent is directed not to interfere with the peaceful possession and enjoyment of petitioner over the subject flat bearing No.MIG-II-52, H.No.2-2-137 situated at THB Colony, Chunchupally Mandal, Bhadradri Kothagudem District, pursuant to the last and final notice dated 03.03.2025.

In the meanwhile, petitioner shall submit a representation to 4th respondent with a request to execute registered sale deed in his favour, by following the due procedure laid down under law. Thereupon, 4th respondent shall consider the same strictly in accordance with law.

//TRUE COPY//


SD/-MD.ISMAIL
DEPUTY REGISTRAR
SECTION OFFICER

To,

1. The Chief Secretary, General Administration Department, State of Telangana, Secretariat, BRKR Bhavan, Hyderabad, T.S.
2. The Principal Secretary, Housing Department, State of Telangana, Secretariat, BRKR Bhavan, Hyderabad, T.S.
3. The Vice Chairman and Housing Commissioner, Telangana Housing Board, 1st Floor, Gruhakalpa, M.J.Road, Hyderabad, T.S.
4. The Executive Engineer, (Telangana Housing Board), Warangal Division, Warangal Town and District.
5. The District Collector, Bhadradi Kothagudem District.
6. The Tahsildar, Chunchupally Mandal, Bhadradi Kothagudem District.
7. The Sub-Registrar (Registration and Stamps), Kothagudem Town and Mandal, Bhadradi Kothagudem District (Addressees 1 to 7 BY RPAD)
8. Two CCs to GP for GAD, High Court for the State of Telangana, at Hyderabad (OUT)
9. Two CCs to GP for Revenue, High Court for the State of Telangana, at Hyderabad (OUT)
10. Two CCs to GP for Housing, High Court for the State of Telangana, at Hyderabad (OUT)
11. One CC to Sri C.Hari Preeth, Advocate (OPUC)
12. One Spare Copy

HIGH COURT

KL,J

DATE: 29-4-2025

NOTE: POST ON 18-06-2025

ORDER

WP. NO. 13464 OF 2025

DIRECTION

