

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

MONDAY, THE FOURTH DAY OF MAY TWO THOUSAND AND TWENTY SIX

:PRESENT:

THE HONOURABLE SRI JUSTICE PULLA KARTHIK

WP NO: 12901 OF 2026

**Between**

1. Sri. Cheekati Mahendra Babu, S/o Sri. Cheekati Anjaneyulu.
2. Sri. Cheekati Anjaneyulu, S/o Late Sri. Cheekati Parasuramulu.
3. Sri. Cheekati Pratap Babu, S/o Sri. Cheekati Anjaneyulu.
4. Sri. Cheekati Purna Chandra Babu, S/o Sri. Cheekati Anjaneyulu.

...Petitioners

**AND**

1. The State of Telangana, Represented by Principal Secretary, Revenue Department, Secretariat, Hyderabad.
2. The Commissioner & Inspector General, of Registration and Stamps, Telangana-500001.
3. The District Collector, Medchal Malkajgiri District.
4. The District Registrar, Medchal Malkajgiri District.
5. The Sub Registrar, Kukutpally, Medchal Malkajgiri District.
6. Sri. Dandu Raghu Rama Raju, S/o D. Satyanaryana Raju Aged about 54 years, Occ. Business, R/o H.No. 2-22-1/16-303, Flat No. 303, Alluri Residency, Bhagyanagar Colony, Kukatpally, Hyderabad-72.
7. Smt. Mudunuri Bhagya Laxmi, W/o. Sagiraju Ramanjaneyulu, Aged about 44 years, Occ. Home Maker, R/o Flat No. 217, Kandada, 3E, Hill County, Bachupally, Hyderabad-90.

...Respondents

WHEREAS the Petitioners above named through their Advocate M/s. KATTA SRAVYA 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 issue an Order, Direction or Writ, more particularly one in the nature of Writ of Mandamus declaring the Refusal Order No.09 of 2024 dated 25.05.2024, whereby the Respondent No.5 refused to receive, register, and release the Sale Deed bearing No. 64/2024 relating to Plot No.7, admeasuring a total area of 500 Sq. Yards in Sy No. 163 (Part), situated at Durgamatha Co-operative Housing Society Ltd, Hydernagar Village, Kukutpally Mandal, Medchal Malkajgiri District, as illegal, arbitrary, violative of provisions of Registration Act, discriminatory and unconstitutional and contrary to law and Set aside the Refusal Order No.09 of 2024 dated 25.05.2024 and the Memo No. 214/SRO/ Kukutpally/2024 dated 25.05.2024 and Consequently, direct the Respondent No.5 to receive, register, and release the Sale Deed bearing Document No.64/2024 in respect of Plot No.7 admeasuring 500 Sq. Yards in Sy No. 163 (Part), Durgamatha Co-operative Housing Society Ltd , Hydernagar Village, Kukutpally Mandal, Medchal Malkajgiri District.

AND WHEREAS the High Court upon perusing the petition and affidavit filed herein and upon hearing the arguments of M/s. KATTA SRAVYA Advocate for the Petitioners and Government Pleader for Stamps and Registrations for Respondent Nos.1 to 5 directed issue of notice to the Respondent Nos.6 & 7 to show cause as to why this WRIT PETITION should not be admitted.

**You viz:**

1. Sri. Dandu Raghu Rama Raju, S/o D. Satyanaryana Raju Aged about 54 years, Occ. Business, R/o H.No. 2-22-1/16-303, Flat No. 303, Alluri Residency, Bhagyanagar Colony, Kukutpally, Hyderabad-72.
2. Smt. Mudunuri Bhagya Laxmi, W/o Sagiraju Ramanjareyulu, Aged about 44 years, Occ. Home Maker, R/o Flat No. 217, Kandada, 3E, Hill County, Bachupally, Hyderabad-90.

are directed to show cause on or before 13.07.2026 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.

**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 petition, the High Court may be pleased to grant an interim order directing the Respondent No.5 to receive, register, and release the Sale Deed bearing Pending Document No.64/2024 in respect of Plot No.7, admeasuring 500 Sq. Yards in Sy No.163 (Part), Durgamatha Co-operative Housing Society Ltd. Hydernagar Village, Kukutpally Mandal, Medchal Malkajgiri District, pending disposal of WP No 12901 of 2026, on the file of the High Court.

**The Court made the following:**

**ORDER**

**Notice before admission.**

Learned Government Pleader for Stamps and Registration takes notice for respondents 1 to 5, waives further notice and seeks time to file a counter affidavit.

In view of the above waiver, Registry is directed not to take out notices to respondents 1 to 5.

Learned counsel for the petitioners is directed to take out personal notice to respondent Nos.6 and 7 by Speed Post with Acknowledgment Due and file proof of service into Registry by the next date of hearing.

Learned counsel for the petitioner submits that the document presented by the petitioner for registration was rejected vide impugned refusal order No.9/2024 dated 25.05.2024 on the ground that the subject land belongs to Government, without there being any notification under Section 22-A of the Registration Act.

Learned Government Pleader, on instructions, submits that no gazette notification has been issued including the subject property in the list of prohibited properties.

Having regard to the above made submissions, there shall be an interim direction to respondent No.5 to receive, register and release the sale deed without reference to the impugned refusal order No.9/2024 dated 25.05.2024.

Post on 13.07.2026 for counter.

Sd/- MOMINA MEHER  
ASSISTANT REGISTRAR

//TRUE COPY//

  
SECTION OFFICER

To,

1. Sri. Dandu Raghu Rama Raju, S/o D. Satyanaryana Raju Aged about 54 years, Occ. Business, R/o H.No. 2-22-1/16-303, Flat No. 303, Alluri Residency, Bhagyanagar Colony, Kukatpally, Hyderabad-72.
2. Smt. Mudunuri Bhagya Laxmi, W/o Sagiraju Ramanjaneyulu, Aged about 44 years, Occ. Home Maker, R/o Flat No. 217, Kandada, 3E, Hill County, Bachupally, Hyderabad-90. [Addresses 1 & 2 by SPAD-along with a copy of petition and affidavit]
3. One CC to Sri. KATTA SRAVYA Advocate [OPUC]
4. Two CCs to GP for Stamps & Registrations, High Court at Hyderabad [OUT]
5. One spare copy

**HIGH COURT**

**PK, J**

**DATED: 04-05-2026**

**POST ON 13.07.2026**



**NOTICE BEFORE ADMISSION**

**WP.No.12901 of 2026**

**INTERIM DIRECTION**