

**(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: 12905 OF 2026**

**Between**

1. Sri. Maduri Venugopal Rao, S/o Late Maduri Thirumal Rao
2. Sri. Cheekati Pratap babu, S/o Sri. Cheekati Anjaneyulu

**Petitioners**

**AND**

1. The State of Telangana, Represented by Principal Secretary, Revenue Department, Secretariat, Hyderabad.
  2. The Commissioner and Inspector General of Registration and Stamps, Telangana-500001.
  3. The District Collector, Medchal Malkajgiri District.
  4. The District Registrar, Medchal Malkajgiri District.
  5. The SubRegistrar, Kukutpally, Medchal Malkajgiri District.
  6. Smt. Jayashree Chodaraju, W/o Prem Sai Prabhakar, Occ. Home Maker,
  7. Sri. Prem Sai Prabhakar, S/o Late Venkaram Raju, Occ. Self-Employed,
- (Both are R/o Plot No. 350, Vivekananda Nagar Colony, Kukutpally, Hyderabad-72.)

**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 Refusal Order No.10 of 2024 dated 25.05.2024, whereby Respondent No.5 refused to receive, register, and release the Sale Deed bearing No.65/2024 relating to Plot No.6, admeasuring a total area 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.10 of 2024 dated 25.05.2024 and the Memo No.215/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.65/2024 in respect of Plot No.6 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 memorandum of grounds filed herein and upon hearing the arguments of M/s. KATTA SRAVYA, Advocate for the Petitioners, Government Pleader for Revenue for the Respondent Nos.1 & 3 and Government Pleader for Stamps and Registration for the Respondent Nos.2, 4 & 5, directed issue of notice to the Respondent Nos.6 & 7, herein to show cause as to why this WRIT PETITION should not be admitted.

You viz:

1. Smt. Jayashree Chodaraju, W/o Prem Sai Prabhakar, Occ. Home Maker. R/o Plot No. 350, Vivekananda Nagar Colony, Kukutpally, Hyderabad-72
2. Sri. Prem Sai Prabhakar, S/o Late Venkaram Raju, Occ. Self-Employed. R/o Plot No. 350, Vivekananda Nagar Colony, Kukutpally, Hyderabad-72

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 memorandum of grounds 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 Document No.65/2024 in respect of Plot No.6, 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.12905 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 petitioners for registration was rejected vide impugned refusal order No.10/2024 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.10/2024 dated 25.05.2024.

Post on 13.07.2026 for counter.

Sd/- A.JAYASREE  
ASSISTANT REGISTRAR

//TRUE COPY//

  
SECTION OFFICER

To,

1. The Principal Secretary, Revenue Department, State of Telangana, Secretariat, Hyderabad.
2. The Commissioner and Inspector General of Registration and Stamps, Telangana-500001.
3. The District Collector, Medchal Malkajgiri District.
4. The District Registrar, Medchal Malkajgiri District.
5. The SubRegistrar, Kukutpally, Medchal Malkajgiri District.  
(Addresses 1 to 5 by SPAD)
6. Smt. Jayashree Chodaraju, W/o Prem Sai Prabhakar, Occ. Home Maker, R/o Plot No. 350, Vivekananda Nagar Colony, Kukutpally, Hyderabad-72.
7. Sri. Prem Sai Prabhakar, S/o Late Venkaram Raju, Occ. Self-Employed, R/o Plot No. 350, Vivekananda Nagar Colony, Kukutpally, Hyderabad-72.  
[Addresses 6 to 7 by SPAD-along with a copy of petition and affidavit]
8. One CC to M/s. KATTA SRAVYA, Advocate [OPUC]
9. Two CCs to GP FOR STAMPS AND REGISTRATION, High Court for the State of Telangana, at Hyderabad [OUT]
10. Two CCs to GP FOR REVENUE, High Court for the State of Telangana, at Hyderabad [OUT]
11. One spare copy

**HIGH COURT**

**PK, J**

**DATED: 04-05-2026**

**POST ON 13-07-2026 FOR COUNTER**

**NOTICE BEFORE ADMISSION**



**WP.No.12905 of 2026**

**INTERIM DIRECTION**