

HIGH COURT FOR THE STATE OF TELANGANA, AT HYDERABAD

TUESDAY, THE TWENTY FOURTH DAY OF JUNE,

TWO THOUSAND AND TWENTY FIVE

:PRESENT:

THE HONOURABLE SRI JUSTICE K. SARATH

WRIT PETITION NO: 17529 OF 2025

Between:

1. Mr. Kulamani Sahoo, S/o. Mr. Sripati Sahoo, Aged. 44 years, Occ. Pvt. Employee, resident at - Plot no. 516/167/2768 ,Lane-2, Sampark Vihar, Bhubaneswar, Kalarahanga, Dist. Khorda, Odisha- 751024)
2. Mrs. Kirtimayee Sahoo, W/o. Mr. Kulamani Sahoo, Aged. 36 years, Occupation. Employee. (Both are resident at - Plot no. 516/167/2768 ,Lane-2, Sampark Vihar ,Bhubaneswar, Kalarahanga, Dist. Khorda, Odisha- 751024)

...Petitioners

AND

1. The State of Telangana, Represented by Principal Secretary, Registration and Stamps Department, Secretariat, Hyderabad.
2. The Commissioner and Inspector General Of Registration and Stamps, N.I.J. Market, Hyderabad
3. The District Registrar, Office of the District Registrar R . O , (O.B.), Ranga Reddy District, 2nd Floor, Sony Complex, APIIC Road, Kukatpally, Telangana - 500072
4. The Sub- Registrar, Office of the District Registrar R.O. (O.B.) Ranga Reddy District, 1st Floor, Sony Complex, APIIC Road, Kukatpally, Teiangana - 500072
5. The District Collector, Ranga Reddy District, Lakdikapool, Hyd
6. The Deputy Collector & Tahsildar, Serilingampally Mandal, Ranga Reddy 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 a Writ, Order or Direction more particularly one in the nature of Writ of Mandamus declaring the action of the respondents particularly Respondent No.4 in not registering the petitioners property - Flat bearing No. 1803 in Tower No. 13, Eighteenth floor/ 18th level of the building named and styled as PRAJAY MEGAPOLIS with built up area measuring 1243 Sq. feet together with undivided share in the land measuring 22.37 Sq. yards or 18.70 Sq. Mtrs, with boundaries - North. -Open to Sky, South . - Open to Sky, East . - Corridor, Stair case and Lift, West . Open to Sky, Municipal House No. 5-PMP/T-13/ 1803 (PTIN . 1219983788) constructed on the land measuring Ac 21.05 gutas in Survey No. 78 of Hafeezpet village, Serilingampally Mandal, under the GHMC Chandanagar Circle, Ranga Reddy District, Telangana State, in view of the Letter No. E5/2825/2021 dated

29/09/2021 of the Respondent No.5 herein by showing the lands in Survey No. 78 of Hafeezpet village, Serilingampally Mandal, Ranga Reddy District into Prohibited List and refusing to accept any deed by the Petitioner as illegal arbitrary and against the principles of natural justice and also violative of Articles 14, 19, 21 and 300A of Constitution of India and set aside the impugned letter No. E5/2825/2021 dt. 29.09.2021 issued by the respondent No. 5 in respect of the petitioner and consequently direct the 3rd respondent to receive, register and release the sale deed presented by the petitioner for registration of his property in respect of Flat bearing No. 1803 in Tower No. 13, Eighteenth floor/ 18th level of the building named and styled as PRAJAY MEGAPOLIS with built up area admeasuring 1243 Sq. feet together with undivided share in the land admeasuring 22.37 Sq. yards or 18.70 Sq. Mtrs, with boundaries - North. - Open to Sky, South . - Open to Sky, East . - Corridor, Stair case and Lift, West . Open to Sky, Municipal House No. 5-PMP/T-13/1803 (PTIN .1219983788) constructed on the land admeasuring Ac 21.05 gutas in Survey No. 78 of Hafeezpet village, Serilingampally Mandal, under the GHMC Chandanagar Circle, Ranga Reddy District, Telangana State, without reference to the letter No. E5/2825/2021 dated 29-09-2021 of the respondent No.5 herein and in the interest of justice.

IA NO: 1 OF 2025

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 direct the Respondent No.3 to receive and register the conveyance deed presented by the petitioner for registration in respect of property - Flat bearing No. 1803 in Tower No. 13, Eighteenth floor/ 18th level of the building named and styled as PRAJAY MEGAPOLIS with built up area admeasuring 1243 Sq. feet together with undivided share in the land admeasuring 22.37 Sq. yards or 18.70 Sq. Mtrs, with boundaries - North. - Open to Sky, South . - Open to Sky, East . - Corridor, Stair case and Lift, West . Open to Sky, Municipal House No. 5-PMP/T-13/1803 (PTIN . 1219983788) constructed on the land admeasuring Ac 21.05 gutas in Survey No. 78 of Hafeezpet village, Serilingampally Mandal, under the GHMC Chandanagar Circle, Ranga Reddy District, Telangana State, by suspending the operation of the Letter No. E5/2825/2021 dated 29.09.2021 of the Respondent No. 5 herein pending disposal of the Writ Petition and to pass, Pending disposal of WP 17529 of 2025, on the file of the High Court.

The petition coming on for hearing, upon perusing the Petition and the order of the High Court order dated 24.06.2025 made herein and upon hearing the arguments of NAGA JAYALAKSHMI GRANDHI Advocate for the Petitioner(s), GP FOR STAMPS AND REGISTRATION for Respondent Nos.1 to 4 and Government Pleader for Revenue for Respondent Nos.5 & 6 and the Court made the following.

ORDER:

Learned counsel for the petitioners has stated that in similar circumstances, the Division Bench of this Court has passed interim order dated 05.09.2022 in W.P.No.24115 of 2022 and prayed for passing similar order in the present Writ Petition also.

Learned Government Pleader has not disputed the same.

In view of the above made submissions and for the reasons alike in the above said order, there shall be interim direction to the Registering Authority to process, register and release the subject documents presented by the

petitioners in respect of the subject property subject to the petitioners complying with the provisions of the Registration Act, 1908, and the Indian Stamp Act, 1899.

However, it is made clear that the registration of the documents shall be subject to the final result of the writ petition. The registration is a provisional one and mere registration of documents does not confer title to the petitioners in respect of the subject property. It is made clear that the petitioners shall not claim any equities in case any adverse orders are passed against them. It is also made clear that the Registering Authority would be entitled to make an endorsement about pendency of the present case and shall ensure that the subject property is not subjected to further alienation.

Registry shall make an endorsement on the writ petition to the effect that the same shall not be permitted to be withdrawn.

Post this writ petition along with W.P.Nos.14307, 14483, 14736 and 14938 of 2025.

Sd/- A. SRINIVASA REDDY
ASSISTANT REGISTRAR

//TRUE COPY//



SECTION OFFICER

To,

1. The Principal Secretary, Registration and Stamps Department, State of Telangana, Secretariat, Hyderabad.
2. The Commissioner and Inspector General Of Registration and Stamps, NI.J.Market, Hyderabad
3. The District Registrar, Office of the District Registrar PR . O , (O.B.), Ranga Reddy District, 2nd Floor, Sony Complex, APIIC Road, Kukatpally, Telangana - 500072
4. The Sub- Registrar, Office of the District Registrar R.O, (O.B.) Ranga Reddy District, 1st Floor, Sony Complex, APIIC Road, Kukatpally, Teiangan - 500072
5. The District Collector, Ranga Reddy District, Lakdikapool,Hyd
6. The Deputy Collector and Tahsildar, Serilingampally Mandal, Ranga Reddy District (Addresses 1 to 6 by RPAD)
7. The Section Officer, Writ Non Service Section, High Court for the State of Telangana, at Hyderabad.
8. One CC to SRI. NAGA JAYALAKSHMI GRANDHI Advocate [OPUC]
9. Two CCs to GP FOR STAMPS AND REGISTRATION, High Court at Hyderabad. [OUT]
10. One spare copy

HIGH COURT

SKJ

DATED:24/06/2025

**POST ALONG WITH
W.P.NOS.14307, 14483, 14736 AND 14938 OF 2025**

ORDER

WP.No.17529 of 2025



INTERIM DIRECTION