

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

**WEDNESDAY, THE SIXTH DAY OF MAY
TWO THOUSAND AND TWENTY SIX**

**:PRESENT:
THE HONOURABLE SRI JUSTICE B.VIJAYSEN REDDY
WP NO: 14833 OF 2026**

Between

1. M/s. Arine Infraa, Represented by its Managing Partner Thanniru Venkata Rao, Having its registered officer At. C-11, 2nd Floor, Sriveni Mall, JPN Nagar, Miyapur, Hyderabad - 500 049.
2. SMT. Anitha Jain, W/o. Gautham Kuma Jain.

.....PETITIONERS

AND

1. The State of Telangana, Rep. by its Principal Secretary, Revenue Department, Secretariat, Hyderabad.
2. The District Collector, Rangareddy District.
3. The Tahsildar, Serilingampally Mandal, Rangareddy District.
4. The Commissioner and Inspector General of Registration and Stamps Dept., Hyderabad, Telangana.
5. The District Registrar, Rangareddy, Prashanth Nagar, IDA, Kukatpally, Rangareddy, - 500 072.
6. The Sub Registrar-I, Registration and Stamps Department, RO (OB), Prashanthinagar, Balanagar, Rangareddy District - 500 072.

.....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 Respondent No. 2 in once again issuing Lr. No. E1/3387/2024 dated 04/11/2025, thereby treating the Petitioners private land admeasuring 800 sq. yards covered by Plot Nos. 50 and 51, B.K. Enclave, in Sy. No. 44/4 old Sy. No. 44, situated at Maktha Mahaboobpet Village, Serilingampally Mandal, Ranga Reddy District, together with the residential apartment building known as Arine Emerald constructed thereon, along with other lands, as

Government/Sarkari lands and furnishing the same to Respondent No. 4, in utter disregard of the order dated 17/01/2017 passed by this Hon'ble Court in W.P. No. 23574 of 2014, as affirmed by the Division Bench of this Hon'ble Court in W.A. No. 1499 of 2018 dated 25-11-2024, whereby the State's attempt to treat the lands in Sy. No. 44 and other connected survey numbers of Maktha Mahaboobpet Village as Government lands through revenue proceedings was negated, and despite the same, the Respondent No. 2 has once again issued impugned communication treating the subject land as Government land in the guise of a fresh letter, which is nothing but a colourable exercise of power intended to revive the very same Government claim indirectly through the impugned letter, and further despite the order dated 18/07/2025 passed by this Hon'ble Court in W.P. No. 19817 of 2025 and other related cases, wherein this Honourable Court directed registration of the documents in respect of the very same subject land without reference to the earlier identical and stereotyped letter dated 03/10/2024 issued with the very same file number vide Lr. No. E1/3387/2024, as illegal, arbitrary without jurisdiction, colourable exercise of power, violative of Articles 14, 21 and 300-A of the Constitution of India and consequently set aside Lr. No. E1/3387/2024 dated 04/11/2025 issued by Respondent No. 2, whereby the subject property is sought to be treated as Government/Sarkari land without any lawful basis, and further direct the Respondent Nos. 5 and 6 to act in accordance with law without reference to the impugned Lr. No. E1/3387/2024 dated 04/11/2025.

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 writ petition, the High Court may be pleased to direct Respondent Nos. 5 and 6 to receive, registrar and release the document presented by the Petitioners with respect to land admeasuring 800 sq. yards covered by Plot Nos. 50 and 51, B.K. Enclave, in Sy. No. 44/4 old Sy. No. 44, situated at Maktha Mahaboobpet Village, Serilingampally Mandal, Ranga Reddy District, together with the residential apartment building known as Arine Emerald constructed thereon, without reference to the Lr. No. E1/3387/2024 dated 04/11/2025 issued by the Respondent No. 2, pending disposal of WP No 14833 of 2026, on the file of the High Court.

The petition coming on for hearing, upon perusing the petition and the affidavit filed in support thereof and upon hearing the arguments of Mr. B Mayur Reddy, Senior Counsel representing SRI SAINI ARAVIND Advocate for the Petitioners, ASST GP FOR REVENUE for the Respondents, the Court made the following.

ORDER

Heard Mr. B. Mayur Reddy, learned senior counsel, appearing for Mr. Saini Arvind, learned for the petitioners and learned Assistant Government Pleader for Revenue.

Learned Assistant Government Pleader for Revenue submitted that status quo order was passed by the Supreme Court on 27.10.2025 in Special

Leave Petition (Civil) Diary No.32365/2025 and the writ petition was filed M/s. Janapriya Engineers Syndicate Private Limited. In view of the same, orders may not be passed in the instant writ petition.

Learned senior counsel submitted that in the earlier round of litigation in WP.No.19817 of 2025, filed by the petitioner, order dated 18.07.2025 was passed by this Court directing the registering authority to receive, register and release documents presented by the petitioner without reference to letter dated 03.10.2024 issued by the respondent No.3. Pursuant thereto, the petitioner got some plots in the subject property registered. However, another letter dated 04.11.2025 was issued similar to letter dated 03.10.2024 and again objection is taken that the subject property is included in the prohibited list under Section 22-A of the Registration Act.

In view of the order dated 18.07.2025 in WP.No.19817 of 2025, there shall be interim direction to the respondents No.5 and 6 to receive, register and release the documents presented by the petitioners in respect of land admeasuring 800 sq. yards, covered by Plots No.50 and 51, Sy.No.44/4 (old Sy.No.44), B.K. Enclave, Maktha Mahaboobpet Village, Serilingampally Mandal, Ranga Reddy District, subject to the petitioners complying with the provisions of the Registration Act, 1908 and Indian Stamp Act, 1989. The registration of the documents shall be subject to further orders of this Court.

List on 01.07.2026.

Sd/- K.BHAVANI SWAMY
ASSISTANT REGISTRAR

//TRUE COPY//


SECTION OFFICER

To,

1. The Principal Secretary, Revenue Department, State of Telangana, Secretariat, Hyderabad.[By SPAD]
2. The District Collector, Rangareddy District.[By SPAD]
3. The Tahsildar, Serilingampally Mandal, Rangareddy District.[By SPAD]

4. The Commissioner and Inspector General Of Registration and Stamps Dept., Hyderabad, Telangana.[By SPAD]
5. The District Registrar, Rangareddy, Prashanth Nagar, IDA, Kukatpally, Rangareddy, - 500 072.[By SPAD]
6. The Sub Registrar-I, Registration and Stamps Department, RO (OB), Prashanthinagar, Balanagar, Rangareddy District - 500 072.[By SPAD]
7. One CC to Sri. SAINI ARAVIND Advocate [OPUC]
8. Two CCs to GP FOR REVENUE, High Court for the State of Telangana, at Hyderabad [OUT]
9. One spare copy

HIGH COURT

BVR, J

DATED: 06-05-2026

List on 01.07.2026

ORDER

WP.No.14833 of 2026

INTERIM DIRECTION

