

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

THURSDAY, THE TWELFTH DAY OF JUNE
TWO THOUSAND AND TWENTY FIVE

: **PRESENT:**

THE HON'BLE SRI JUSTICE K. SARATH

WRIT PETITION NO: 15805 OF 2025

Between:

Smt. N.Bhulaxmi, W/o N.Ravinder Rao

Petitioner

AND

1. The State of Telangana, Rep. by its Principal Secretary Revenue (Stamps and Registration) Department Telangana Secretariat, Hyderabad.
2. The Commissioner and Inspector General, Registrations and Stamps Department, Government of Telangana, Hyderabad
3. The District Collector, Ranga Reddy District.
4. The District Registrar, Ranga Reddy District, 1st and 2nd Floor, Sony Complex, Prashanthnagar, Kukatpally, Hyderabad-500072.
5. The Sub- Registrar, Vanasthalipuram, Ranga Reddy District.

Respondents

WHEREAS the Petitioner above named through her Advocate Sri C Kumar 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 writ, order or direction one in the nature of Writ of Mandamus, declaring the action of the respondent No.5 in refusing to register and release the pending Document No.P95/2025 dated 02/05/2025 presented by the petitioner vide refusal Order No.40/2025 (No.P95/R40/246/2025) dated 06-05-2025 on the ground that the house bearing No.5-6-588/P982(PTI.No.1030505762), constructed on Plot bearing No.982/1 Part, admeasuring 130 Sq. yards or equivalent to 108.69 Sq. Meters., situated at S.K.D.Nagar of Sahebnagar kalan Village, Hayathnagar Revenue Mandal, Ranga Reddy District and bounded by North- Plot No.982, South- Plot No.982/1 Part, East- 30 Wide Road and West- Plot No.979 and 980, is included in the prohibitory list U/Sec. 22-A of Registration Act, vide Lr.No.JC-1/Peshi/Spl/2009 dated 20/02/2009 issued by respondent No.3, as illegal, arbitrary and opposed to the established principles of law and in violation of provisions of Registration Act, 1908 and so also in violation of Art.14, 21 and 300-A of Constitution of India and consequently direct the 5th respondent to receive, process, register and release the pending document No.P40/2025 dated 02/05/2025 presented by the petitioner by setting aside the Refusal Order No.40/2025 (No.P95/R40/246/2025) dated 06/05/2025) issued by respondent No.5 in the interest of justice;

AND WHEREAS the High Court upon perusing the petition and affidavit filed herein and upon hearing the arguments of Sri C Kumar Advocate for the Petitioner, directed issue of notice to the Respondents herein to show cause as to why this WRIT PETITION should not be admitted.

You viz:

1. The Principal Secretary Revenue (Stamps and Registration) Department, State of Telangana, Telangana Secretariat, Hyderabad.
2. The Commissioner and Inspector General, Registrations and Stamps Department, Government of Telangana, Hyderabad
3. The District Collector, Ranga Reddy District.
4. The District Registrar, Ranga Reddy District, 1st and 2nd Floor, Sony Complex, Prashanthnagar, Kukatpally, Hyderabad-500072.
5. The Sub- Registrar, Vanasthalipuram, Ranga Reddy District.

are directed to show cause 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.

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.5 to receive, process, register and release the pending document No.P40/2025 dated 02-05-2025 presented by the petitioner in respect of the house bearing No.5-6-588/P982(PTI.No.1030505762), constructed on Plot bearing No.982/1 Part, admeasuring 130 Sq. yards or equivalent to 108.69 Sq. Mtrs., situated at S.K.D.Nagar of Saheb Nagar kalan Village, Hayathnagar Revenue Mandal, Ranga Reddy District and bounded by North: Plot No.982; South: Plot No.982/1 Part; East: 30' Wide Road and West: Plot No.979 and 980 without reference to Lr.No.JC-1/Peshi/Sp1/2009 dated 20-02-2009 issued by Respondent No.3, pending disposal of WP No. 15805 of 2025, on the file of the High Court.

The Court made the following

ORDER:

Notice before admission.

Learned Assistant Government Pleader for Stamps and Registration takes notice for respondent Nos.1 to 5.

Learned counsel for the petitioner submits that the issue raised in this writ petition is squarely covered the orders passed by this Court in I.A.No.1 of 2023 in W.P.No.14419 of 2023, dated 09.06.2023 and I.A.No.1 of 2023 in W.P.No.28203 of 2023, dated 16.10.2023. Learned counsel further submits that following the said orders, this Court also granted interim orders in W.P.No.33797 of 2023, dated 15.12.2023.

Learned Assistant Government Pleader for Stamps and Registration has not disputed the same.

In view of the above and for the reasons alike in the orders dated 09.06.2023, 16.10.2023 and 15.12.2023 and having regard to the fact that there is no notification issued under Section 22-A of the Registration Act with regard to the subject property, there shall be interim direction to Registering Authority to receive, register and release the petitioner's document/deed in respect of subject property, without reference to Lr.No.JC-1/Peshi/ Spl/2009, dated 20.02.2009, subject to the petitioner complying the provisions of the Registration Act, 1908 and the Indian Stamp Act, 1899. However, such registration shall be subject to the final result of the writ petition. The parties to the documents are prohibited from entering into further transactions with regard to the subject property without obtaining necessary permission from this Court.

Registry is directed to make endorsement to the effect that the Writ Petition will not be permitted to be withdrawn.

Registry is further directed to post this matter along with W.P.No.654 of 2025 and batch.

//TRUE COPY//

SD/-V.KAVITHA
DEPUTY REGISTRAR

SECTION OFFICER

To,

1. The Principal Secretary Revenue (Stamps and Registration) Department, State of Telangana, Telangana Secretariat, Hyderabad.
2. The Commissioner and Inspector General, Registrations and Stamps Department, Government of Telangana, Hyderabad
3. The District Collector, Ranga Reddy District.
4. The District Registrar, Ranga Reddy District, 1st and 2nd Floor, Sony Complex, Prashanthnagar, Kukatpally, Hyderabad-500072.
5. The Sub- Registrar, Vanasthalipuram, Ranga Reddy District.
(Addressees 1 to 5 by RPAD along with a copy of petition and affidavit)
6. The Section Officer, Writ (non service) Section, High Court at Hyderabad.
7. One CC to Sri C Kumar Advocate [OPUC]
8. Two CC to GP for Stamps and Registration, High Court at Hyderabad. [OUT]
9. One spare copy

HIGH COURT

SKJ

DATED:12/06/2025

NOTE: POST ALONG WITH WP. NO. 654 OF 2025 AND BATCH

NOTICE BEFORE ADMISSION

WP.No.15805 of 2025



DIRECTION