

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

TUESDAY, THE FIFTH DAY OF MAY
TWO THOUSAND AND TWENTY SIX

:PRESENT:

THE HONOURABLE SRI JUSTICE PULLA KARTHIK
WP NO: 15560 OF 2026

Between

Manikonda Ranjith Kumar, S/o Damodhar, Age about 43 years, Occ. Bunisess, R/o H.No 3-4-38, Sumatra Nager, Kukatpally, Hyderabad -500072.

Petitioner ✓

AND

1. The State of Telangana, Rep. by its Principal Secretary, Revenue Department, (Registration and Stamps Department) Secretariat, Hyderabad.
2. The District Registrar, Registration and Stamps Department, Nampally, Hyderabad.
3. The Sub-Registrar, Registration and Stamps Department Kukatpally, Medchal-Malkajgiri Dist.
4. Neerudi Durga Rao, S/o Late N.Balaram, Age About 50 years, Occ R/o H.No.3-1-43, Baghameer, Near Pochamma Temple, Kukatpally, Hyderabad.
5. Neerudi Sandeep, S/o NeerudiDurgaRao, Age about 24 years Occ R/o H.No.3-1-43, Baghameer, Near Pochamma Temple, Kukatpally, Hyderabad.
6. Neerudu Naveen, S/o Neerudu Narsing Rao, Age about 45 years, Occ. R/o H.No.3-1-64/1, Baghameer, Near Pochamma Temple, Kukatpally, Hyderabad.
7. Neerudu Praveen, S/o Neerudu Narsing Rao Age about 39 years, Occ R/o H.No.3-1-64/1, Baghameer Pochamma Temple, Kukatpally, Hyderabad.

Respondents ✓

WHEREAS the Petitioner above named through his Advocate SRI VENKATARAMANAIAH K 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 more particularly in the nature of Writ of Mandamus declare the action of the Respondents more particularly Respondent No.3, in unilaterally registering Cancellation of Irrevocable General Power of Attorney deed dated 24/04/2026, bearing Document No.102/IV/2026, purporting to cancel the registered Irrevocable General Power of Attorney (IRGPA) dated 21/03/2022, bearing Document No.158/IV/2022, executed in favour of the Petitioner as null and void and not binding on the Petitioner and consequently, set aside the subsequent Notice Vide.No.230/Kukatpally /2026/dated

25/04/2026 issued by the Third Respondent is illegal, arbitrary and violation of principles of natural justice ;

AND WHEREAS the High Court upon perusing the petition and memorandum of grounds filed herein and upon hearing the arguments of Sri. VENKATARAMANAIK K Advocate for the Petitioner, GP FOR REVENUE (STAMPS & REGISTRATION) for respondent Nos. 1 to 3, directed issue of notice to the Respondent Nos. 4 to 7, herein to show cause as to why this WRIT PETITION should not be admitted.

You viz:

1. Neerudi Durga Rao, S/o Late N.Balaram, Occ R/o H.No.3-1-43, Baghameer, Near Pochamma Temple, Kukatpally, Hyderabad.
2. Neerudi Sandeep, S/o NeerudiDurgaRao, Occ R/o H.No.3-1-43, Baghameer, Near Pochamma Temple, Kukatpally, Hyderabad.
3. Neerudu Naveen, S/o Neerudu Narsing Rao, Occ. R/o H.No.3-1-64/1, Baghameer, Near Pochamma Temple, Kukatpally, Hyderabad.
4. Neerudu Praveen, S/o Neerudu Narsing Rao, Occ R/o H.No.3-1-64/1, Baghameer Pochamma Temple, Kukatpally, Hyderabad.

are directed to show cause on or before 28.07.2026 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 writ petition, the High Court may be pleased to suspend the registration of the document styled as "Cancellation of Irrevocable General Power of Attorney" deed dated 24/04/2026, bearing Document No.102/IV/2026 and the Notice Vide.No.230/Kukatpally /2026 dated 25/04/2026, pending disposal of WP No 15560 of 2026, on the file of the High Court.

The Court made the following:
ORDER

Notice before admission.

Learned Government Pleader for Revenue General (Stamps and Registration) takes notice on behalf of respondent Nos.1 to 3, waives further notice and seeks time to file counter.

Registry is directed not to take out notice to respondents 1 to 3 in view of the above waiver.

The learned counsel for the petitioner is permitted to take out personal notice to respondent Nos.4 to 7 and to file proof of service in the registry.

The learned counsel for the petitioner submits that the unofficial respondents have executed an Irrevocable General Power of Attorney in favour of the petitioner on 21.3.2022 with a condition that the said Irrevocable

GPA shall not be cancelled. However, without issuing any prior notice, the official respondents have registered the Cancellation of Irrevocable GPA dated 24.4.2026 and thereafter issued notice dated 25.4.2026.

The learned counsel for the petitioner further submits that the Irrevocable GPA dated 21.3.2022 has been cancelled by the respondents unilaterally without issuing any notice to the petitioner in utter violation of principles of natural justice. In support of his case, the learned counsel relies on the Division Bench judgment of this Court in Gaddam Laxmaiah and others v. Commissioner and Inspector General, Registration and Stamps, Hyderabad and others (W.P.Nos.20683 of 2012 and 2192 of 2013 dated 7.4.2016) reported in 2018(1) ALD 532 (DB), wherein at paragraph 29, this Court held as under:

"Thus, having regard to the law laid down by the Supreme Court and provisions of the Act, in our opinion, whenever registered documents such as Development Agreement-cum-GPA, is sought to be cancelled, execution and registration of such a document/deed must be at the instance of both the parties i.e., bilaterally and not unilaterally. If a deed of cancellation is allowed to be registered without the knowledge and consent of other party to the deed/document, sought to be cancelled, such registration would cause violation to the principles of natural justice and lead to unnecessary litigation, emanating therefrom. In any case, as stated earlier, in the absence of any provision specifically empowering the Registrar to entertain a document of cancellation for registration without the signatures of both the parties to the document, the deed cannot be entertained. Moreover, if the Registrars are allowed to entertain a deed of cancellation for registration without signatures of both the parties to the document sought to be cancelled, such power would tantamount to conferring the power to decide disputed questions between the parties. No party to the document would ever approach for cancellation of registered document unilaterally unless there is a dispute with the other party in respect of the subject matter of the document."

In view of the above, the impugned document of Cancellation of Irrevocable GPA dated 24.4.2026 vide Book No.4, Doc.No.102/2026, SRO, Kukatpally is hereby suspended.

Post on 28.7.2026.

Sd/- P.C.SULEKHA DEVI
ASSISTANT REGISTRAR

//TRUE COPY//


SECTION OFFICER

To,

1. The Principal Secretary, State of Telangana, Revenue Department, (Registration and Stamps Department) Secretariat, Hyderabad.
2. The District Registrar, Registration and Stamps Department, Nampally, Hyderabad.
3. The Sub-Registrar, Registration and Stamps Department Kukatpally, Medchal-Malkajgiri Dist. (RR 1 TO 3 BY SPAD)
4. Neerudi Durga Rao, S/o Late N.Balaram, Occ R/o H.No.3-1-43, Baghameer, Near Pochamma Temple, Kukatpally, Hyderabad.
5. Neerudi Sandeep, S/o NeerudiDurgaRao, Occ R/o H No.3-1-43, Baghameer, Near Pochamma Temple, Kukatpally, Hyderabad.
6. Neerudu Naveen, S/o Neerudu Narsing Rao, Occ. R/o H.No.3-1-64/1, Baghameer, Near Pochamma Temple, Kukatpally, Hyderabad.
7. Neerudu Praveen, S/o Neerudu Narsing Rao, Occ R/o H.No.3-1-64/1, Baghameer Pochamma Temple, Kukatpally, Hyderabad.
- (RR 4 to 7 BY SPEED POST along with a copy of petition and affidavit)**
8. One CC to Sri. VENKATARAMANAI AH K Advocate [OPUC]
9. Two CCs to GP FOR REVENUE (STAMPS AND REGISTRATION), High Court for the State of Telangana, at Hyderabad [OUT]
10. One spare copy

HIGH COURT

PK, J

DATED: 05-05-2026

POST ON 28.07.2026

NOTICE BEFORE ADMISSION

WP.No.15560 of 2026

SUSPENSION

