

(SHOW CAUSE NOTICE BEFORE ADMISSION)
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 PULLA KARTHIK

WP NO: 16258 OF 2026

Between

M/s R. S Fortunes LLP, Office at 6-3-354, 3rd Floor, S.B Towers, Himalaya Book World, Road No 1, Banjara Hills, Hyderabad, Telangana- 500 034 Rep by its Authorized Signatory.

...Petitioner

AND

1. The State of Telangana, Represented by its Principal Secretary, Department of Stamps and Registration, Secretariat Building, Hyderabad
2. The District Registrar Office, Medchal-Malkajgiri District, Telangana
3. The Sub Registrar Office, Shamirpet, Medchal - Malkajgiri District Telangana
4. Archana Futnani, D/o Late Sri Murli Futnani, aged about 50 Years, Occ Business, R/o H. No. 8-2-293/82/A/1019, Road No 46, Jubilee Hills, Hyderabad- 500 033
5. Maya Futnani, W/o Late Shri Murli Futnani, Aged about 70 Years, Occ Housewife, R/o H. No. 8-2-293/82/A/1019, Road No 46, Jubilee Hills, Hyderabad- 500 033
6. Manish Futnani, S/o Late Sri Murli Futnani, Aged about 46 Years, Occ Business, R/o H. No. 8-2-293/82/A/1057/P, Road No 52, Jubilee Hills, Hyderabad- 500 033
7. Meghana Futnani, W/o Mogaligundla Harshawardhan Reddy, Aged about 44 Years, Occ Private Service, R/o 21, Clydesdale Road, Scotch Plains, New Jersey, United States of America -07076
8. Ashok V Futnani, S/o Late Shri Vishnajee D. Futnani, aged about 71 Years, Occ Business, R/o H. No. 23, Old No. 15/1, Brunton Road Cross, Richmond Town, Bengaluru North, Bengaluru 560 025
9. Satish V Futnani, S/o Late Shri Vishnajee D. Futnani, aged about 70 Years, Occ Business, R/o Flat No 513-B, Natasha Golf View Apartments, Domlur, Bengaluru - 560 071
10. Kamal Futnani, W/o Ashok V Futnani, aged about 66 Years. Occ Business, R/o H. No. 23, Old No. 15/1, Brunton Road Cross, Richmond Town, Bengaluru North, Bengaluru - 560 025

11. Gautam A Futnani, S/o Ashok V Futnani, aged about 41 years, Occ Business, R/o H. No. 23, Old No. 15/1, Brunton Road Cross, Richmond Town, Bengaluru North, Bengaluru - 560 025

12. M/s S2K Constructions, Office at Plot No 60/2, Anjaiah Nagar, Opp Platina Building, Near Radisson Hotel, Gachibowli, Hyderabad- 500 032 Rep by its Managing Partners.

RESPONDENT NOS.4 TO 12 ARE FORMAL PARTIES AND NO RELIEF IS SOUGHT AGAINST THEM.

...Respondents

WHEREAS the Petitioner above named through his/her Advocate sri/smt. BELPU VISHNU RAO 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 a writ, order or direction more particularly one in the nature of writ of mandamus or any other appropriate writ

a) Declaring the action of Respondent No.3, i.e., the Sub-Registrar, Shamirpet, in refusing to register the documents presented by the Petitioner in respect of the Subject "B" Properties. namely Villa Nos. 1, 2, 3, 4, 10, 17, 19, 20, 24, 25, 26, 27, 28, 29, 30, 33, 35, 41, 42, 43, 44, 45, 49, 51, 52, 53, 54, 55, 57, 58, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 76, 79, 80, 81, 82, 83, 84, 85, 90, 101 and 102 Raichandani futnani villas situated in Survey Nos. 1024 (Part) and 1043 (Part) at Shamirpet Village, Shamirpet Mandal, Medchal-Malkajgiri District, Telangana, as illegal, arbitrary, without jurisdiction and violative of Articles 14 and 300A of the Constitution of India.

b) Consequently, direct Respondent No.3 to receive, admit, process and register the sale deeds and other documents presented by the Petitioner in respect of the said Subject "B" Properties, if they are otherwise in compliance with the provisions of the Registration Act, 1908 and the Indian Stamp Act, without reference to or reliance upon the interim order dated 06.08.2024 passed in I.A. No. 1135 of 2024 in O.S. No. 360 of 2024

c) Declare that the interim order dated 06.08.2024 passed by the IX Additional Chief Judge, City Civil Court, Hyderabad in I.A. No. 1135 of 2024 in O.S. No. 360 of 2024 does not apply to the Subject "B" Properties allotted exclusively to the Petitioner under the registered Supplementary Agreement dated 07.02.2022

AND WHEREAS the High Court upon perusing the petition and affidavit filed herein and upon hearing the arguments of Sri. BELPU VISHNU RAO Advocate for the Petitioner and Government Pleader for Stamps & Registrations Respondent Nos.1 to 3 directed issue of notice to the Respondent Nos.4 to 12 to show cause as to why this WRIT PETITION should not be admitted.

You viz:

1. The Principal Secretary, Department of Stamps and Registration, State of Telangana, Secretariat Building, Hyderabad
2. The District Registrar Office, Medchal-Malkajgiri District. Telangana
3. The Sub Registrar Office, Shamirpet, Medchal - Malkajgiri District Telangana
4. Archana Futnani, D/o Late Sri Murli Futnani, aged about 50 Years, Occ Business, R/o H. No. 8-2-293/82/A/1019, Road No 46, Jubilee Hills, Hyderabad- 500 033

5. Maya Futnani, W/o Late Shri Murli Futnani, Aged about 70 Years, Occ Housewife, R/o H. No. 8-2-293/82/A/1019. Road No 46, Jubilee Hills, Hyderabad- 500 033
6. Manish Futnani, S/o Late Sri Murli Futnani, Aged about 46 Years, Occ Business, R/o H. No. 8-2-293/82/A/1057/P, Road No 52, Jubilee Hills, Hyderabad- 500 033
7. Meghana Futnani, W/o Mogaligundla Harshawardhan Reddy, Aged about 44 Years, Occ Private Service, R/o 21, Clydesdale Road, Scotch Plains, New Jersey, United States of America -07076
8. Ashok V Futnani, S/o Late Shri Vishnajee D. Futnani, aged about 71 Years, Occ Business, R/o H. No. 23, Old No. 15/1, Brunton Road Cross, Richmond Town, Bengaluru North, Bengaluru 560 025
9. Satish V Futnani, S/o Late Shri Vishnajee D. Futnani, aged about 70 Years, Occ Business, R/o Flat No 513-B, Natasha Golf View Apartments, Domlur, Bengaluru - 560 071
10. Kamal Futnani, W/o Ashok V Futnani, aged about 66 Years. Occ Business, R/o H. No. 23, Old No. 15/ 1 , Brunton Road Cross, Richmond Town, Bengaluru North, Bengaluru - 560 025
11. Gautam A Futnani, S/o Ashok V Futnani, aged about 41 years, Occ Business, R/o H. No. 23, Old No. 15/1, Brunton Road Cross, Richmond Town, Bengaluru North, Bengaluru - 560 025
12. The Managing Partners, M/s S2K Constructions, Office at Plot No 60/2, Anjaiah Nagar, Opp Platina Building, Near Radisson Hotel, Gachibowli, Hyderabad- 500 032.

are directed to show cause on or before 29.07.2026 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 petition, the High Court may be pleased to to direct Respondent No.3 to receive and process the documents presented by the Petitioner in respect of Subject "B" Properties and not to refuse registration solely on the basis of the interim order dated 06.08.2024, pending disposal of WP No 16258 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 notices to the respondent Nos.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 12 and to file proof of service in the registry.

Sri A.Venkatesh, learned Senior Counsel, representing the learned counsel for the petitioner submits that the petitioner being a Developer in the State, had entered into a Development Agreement with the father of respondent No.4 (deceased) and respondent Nos.6, 8, 9, 10 and 11, who were the absolute owners of land admeasuring Ac.15-35 guntas in Sy.No.1024 (part) and 1043 (part) situated at Shameerpet village and mandal, Medchal-Malkajgiri district vide registered Development Agreement-cum-GPA bearing document No.5199 of 2021 dated 18.8.2021. As per the said agreement, it was agreed between the parties that the land admeasuring Ac.13-00 guntas out of Ac.15-35 guntas will be developed into residential villas/houses and the remaining land admeasuring Ac.2-35 guntas will be developed into a commercial complex. Further, in terms of the said Development Agreement-cum-GPA, the land owners i.e. the father of respondent No.4 and respondent Nos.6, 8, 9, 10 and 11 are entitled to 50% share of the subject 'A' properties and the Developer i.e. petitioner is entitled to the remaining 50% share in respect of the proposed Villas i.e subject 'B' properties. While so, in the year 2024, respondent filed a suit for partition against respondent Nos.5 to 12 including petitioner herein in relation to various properties including subject 'A' property, which were Villas exclusively fallen to the share of land owners i.e. father of respondent No.4 and respondent Nos.6, 8, 9, 10 and 11 as per the Supplementary Agreement bearing document No.902 of 2022 dated 7.2.2022 vide O.S.No.360 of 2024 on the file of IX Additional Chief Judge, City Civil Court, Hyderabad. In the said suit, respondent No.4 also filed I.A.No.1135 of 2024 and in the said I.A., the learned IX Additional Chief Judge, City Civil Court, Hyderabad vide order dated 6.8.2024 passed ex parte Status quo order pertaining to suit schedule properties. Now the respondents are refusing to register the documents more particularly sale deeds presented by the petitioner under the pretext of Status quo order passed by the learned IX Additional Chief Judge. The learned Senior Counsel appearing for the petitioner submits that the Status quo order passed by the learned IX Additional Chief Judge, City Civil Court, Hyderabad in I.A.No.1135 of 2024 in O.S.No.360 of 2024 was in respect of Subject "A" properties and not in respect of Subject "B" properties and Subject "B" properties exclusively belongs to the petitioner herein (Builder).

In view of the above, there shall be interim direction to the respondent No.3 to receive and process the documents presented by the petitioner in respect of Subject "B" Properties. It is made clear that this order shall be subject to the result of the writ petition.

Post on 29.7.2026.

SD/- B.G. VYJAYANTHI
ASSISTANT REGISTRAR

//TRUE COPY//


SECTION OFFICER

To,

1. The Principal Secretary, Department of Stamps and Registration, State of Telangana, Secretariat Building, Hyderabad
2. The District Registrar Office, Medchal-Malkajgiri District, Telangana
3. The Sub Registrar Office, Shamirpet, Medchal - Malkajgiri District Telangana
4. Archana Futnani, D/o Late Sri Murli Futnani, aged about 50 Years, Occ Business, R/o H. No. 8-2-293/82/A/1019, Road No 46, Jubilee Hills, Hyderabad- 500 033
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12. The Managing Partners, M/s S2K Constructions, Office at Plot No 60/2, Anjaiah Nagar, Opp Platina Building, Near Radisson Hotel, Gachibowli, Hyderabad- 500 032. [Addresses 4 to 12 by SPAD-along with a copy of petition and affidavit]
13. One CC to Sri. BELPU VISHNU RAO Advocate [OPUC]
14. Two CCs to GP FOR STAMPS AND REGISTRATION, High Court for the State of Telangana, at Hyderabad [OUT]
15. One spare copy

HIGH COURT

PK, J

DATED: 06-05-2026

POST ON 29.07.2026

NOTICE BEFORE ADMISSION

WP.No.16258 of 2026

INTERIM DIRECTION

