

**IN THE HIGH COURT FOR THE STATE OF TELANGANA
AT HYDERABAD
(Special Original Jurisdiction)**

MONDAY, THE THIRTIETH DAY OF MARCH
TWO THOUSAND AND TWENTY SIX

PRESENT

**THE HONOURABLE JUSTICE MOUSHUMI BHATTACHARYA
AND
THE HONOURABLE SRI JUSTICE GADI PRAVEEN KUMAR**

WRIT PETITION NOS: 16610 AND 16605 OF 2025

W.P.NO: 16610 OF 2025

Between:

M/s. Unicorn Builders, A registered partnership firm, Having it office at 5-61, Vemavaram, Machavaram, Guntur - 522 435, Andhra Pradesh Rep. by its Partner Sri. Sanampudi Janakirami Reddy, S/o. Sri Sanampudi Anjaneya Reddy, aged about 38 years, Occ. Business, 5-61, Vemavaram, Machavaram, Guntur - 522 435, Andhra Pradesh

...PETITIONER

AND

1. The State of Telangana, Department of Revenue, Rep by its Secretary - Revenue and Stamps Office at Secretariat, Tank Bund, Hyderabad
2. Commissioner and Inspector General, (Stamps and Registration) Office at 5-3-953, Registration Bhavan, 4th and 5th Floor, Nizam Shahi Road, Osmangunj, M.J Market, Hyderabad - 500 001
3. The District Registrar, Stamps and Registration, Ranga Reddy District.
4. Sub-Registrar, Gandipet, 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 an Order, Writ or direction more particularly in the nature of the Writ of Mandamus,

a. Declaring the inaction of the Respondents more particularly the respondent No.4 in not receiving, registering and releasing the Sale Deed presented by the Petitioner in respect of Plot bearing No. 38, admeasuring 267 Sq. Yards., all plots in Sy.Nos.231, 234, 235 and 236/1 (Out of Ac.8-35 Gts), situated at Kundan Nagar Colony, Puppalguda Village, Gandipet Mandal, Ranga Reddy District, on the premise that this Hon'ble Court has passed a Status Quo order dated 23-12-2021 in I.A.No.1 OF 2021 in C.M.A No.383 OF 2021. Further, the action of the

Respondent No.4 in not receiving, registering and releasing the Sale Deed presented by the Petitioner in respect of Plot bearing No. 38, admeasuring 267 Sq. Yards., all plots in Sy.Nos.231, 234, 235 and 236/1 (Out of Ac.8-35 Gts), situated at Kundan Nagar Colony, Puppalguda Village, Gandipet Mandal, Ranga Reddy District is challenged as being bad, arbitrary, high-handed, illegal, unconstitutional, violative of Article 14, 21 and 300-A of the Constitution of India and

b. Consequentially, direct the Respondent No.4 to receive, register and release the Petitioner's Sale Deed in respect of the subject property.

**Counsel for the Petitioner: SRI PRAMOD MALIGI FOR SRI PAMULA VAMSHI
KRISHNA**

Counsel for the Respondents: GP FOR STAMPS AND REGISTRATION

W.P.NO: 16605 OF 2025

Between:

M/s. Unicorn Builders, A registered partnership firm, , Having it office at 5-61, Vemavaram, Machavaram, Guntur - 522 435, Andhra Pradesh Rep. by its Partner Sri. Sanampudi Janakirami Reddy, S/o. Sri. Sanampudi Anjaneya Reddy, aged about 38 years, Occ. Business, 5-61, Vemavaram, Machavaram, Guntur - 522 435, Andhra Pradesh

...PETITIONER

AND

1. The State of Telangana, Department of Revenue, Rep by its Secretary - Revenue AND Stamps Office at Secretariat, Tank Bund, Hyderabad
2. Commissioner and Inspector General (Stamps AND Registration), Office at 5-3-953, Registration Bhavan, 4th and 5th Floor, Nizam Shahi Road, Osmangunj, M.J Market, Hyderabad - 500 001 .
3. The District Registrar,, Stamps and Registration, Ranga Reddy District.
4. Sub-Registrar, Gandipet, 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 an Order, Writ or direction more particularly in the nature of the Writ of Mandamus,

a. Declaring the inaction of the Respondents more particularly the respondent No.4 in not receiving, registering and releasing the Sale Deed presented by the Petitioner in respect of Plot bearing No. 140, in Sector III, 'B' Block, in Sy.Nos. 236/1 and 237, admeasuring 500 Sq. Yards or equivalent to 418 Sq.Meters, situated at Alakaapoor Township, Puppalguda Village, under Manikonda

Municipality, Gandipet Mandal, Ranga Reddy District, on the premise that this Honourable Court has passed a Status Quo order dated 23-12-2021 in I.A. No.1 OF 2021 in C.M.A No.383 OF 2021. Further, the action of the Respondent No.4 in not receiving, registering and releasing the Sale Deed presented by the Petitioner in respect of Plot bearing No. 140, in Sector III, 'B' Block, in Sy.Nos. 236/1 and 237, admeasuring 500 Sq. Yards or equivalent to 418 Sq.Meters, situated at Alakaapoor Township, Puppalguda Village, under Manikonda Municipality, Gandipet Mandal, Ranga Reddy District is challenged as being bad, arbitrary, high-handed, illegal, unconstitutional, violative of Article 14, 21 and 300-A of the Constitution of India and

b. Consequentially, direct the Respondent No.4 to receive, register and release the Petitioner's Sale Deed in respect of the subject property.

**Counsel for the Petitioner: SRI PRAMOD MALIGI FOR SRI PAMULA VAMSHI
KRISHNA**

Counsel for the Respondents: GP FOR STAMPS AND REGISTRATION

The Court made the following: COMMON ORDER

HIGH COURT FOR THE STATE OF TELANGANA
AT HYDERABAD

THE HON'BLE JUSTICE MOUSHUMI BHATTACHARYA
AND
THE HON'BLE JUSTICE GADI PRAVEEN KUMAR
WRIT PETITION NOs.16610 AND 16605 OF 2025

DATE: 30.03.2026

BETWEEN:

IN WP NO.16610 OF 2025

M/s. Unicorn Builders.

....Petitioner

AND

The State of Telangana And Three Others.

...Respondents

Mr. Pramod Maligi, learned counsel representing Mr. P. Vamshi Krishna, learned counsel appearing for the petitioner.

COMMON ORDER: (Per Hon'ble Justice Moushumi Bhattacharya)

1. Learned counsel appearing for the petitioner seeks to withdraw the Writ Petitions on the ground that the petitioner has filed subsequent Writ Petitions before the learned Single Judges of this Court for appropriate relief and that no cause survives in these Writ Petitions.

2. W.P.Nos.16610 and 16605 of 2025, along with all connected applications, are accordingly dismissed as withdrawn.

Interim orders, if any shall stand vacated. There shall be no order as to costs.

SD/- K.BHAVANI SWAMY
ASSISTANT REGISTRAR

//TRUE COPY//

SECTION OFFICER

To

1. One CC to SRI PAMULA VAMSHI KRISHNA, Advocate [OPUC]
2. Two CCs to GP FOR STAMPS AND REGISTRATION, High Court for the State of Telangana, at Hyderabad. [OUT]
3. Two CD Copies

PSK.

TKS

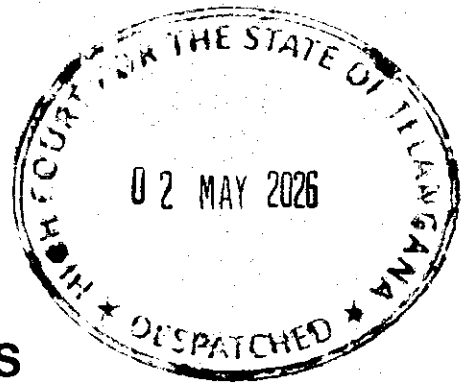


HIGH COURT

DATED:30/03/2026

COMMON ORDER

WP.Nos.16610 AND 16605 of 2025



**DISMISSING THE WRIT PETITIONS
AS WITHDRAWN WITHOUT COSTS**

⑥ NT
12/4/26.