

HIGH COURT FOR THE STATE OF TELANGANA AT HYDERABAD

WEDNESDAY, THE FIRST DAY OF JULY ✓
TWO THOUSAND AND TWENTY SIX ✓

:PRESENT:
THE HONOURABLE SRI JUSTICE PULLA KARTHIK ✓

WP NO: 19076 OF 2026 ✓

Between

1. Chilakala Adilakshmi, W/o. Chilakala Venkateswara, Aged- 42 Yrs, Occ-House wife, Both are R/o. Part of House No.1-57/146/4, on Plot No.146/4-A (Type- A), and Part of House No.1-57/146/5, on Plot No.146/5-A (Type- A), Survey No.206, Sri Rama Nagar Colony, Kondapur (V), Serilingampally Mandal, Ranga Reddy District, T.G.
2. Palakonda Adilakshmi, W/o. Palakonda Ravindra Reddy, Aged- 31 Yrs, Occ-House wife Both are R/o. Part of House No.1-57/146/4, on Plot No.146/4-A (Type- A), and Part of House No.1-57/146/5, on Plot No.146/5-A (Type- A), Survey No.206, Sri Rama Nagar Colony, Kondapur (V), Serilingampally Mandal, Ranga Reddy District, T.G.

.....PETITIONERS ✓

AND

1. The State of Telangana, Rep by its Principle Secretary Revenue (Stamps and Registration) Department, Secretariat Building, Hyderabad.
2. The State of Telangana, Rep by its Principle Secretary Revenue (U.L.C) Department, Secretariat Hyderabad.
3. The District Registrar, Registration and Stamps, Hyderabad, Telangana.
4. The Joint Sub-Registrar - I, Stamps and Registration RO/O B., Ranga Reddy District.
5. The District Collector (ULC), 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 direction or writ, more particularly one in the nature of writ of mandamus declaring the action of the 4th respondents in refusing the registration of Pending Document No.197/2024 dated 15-03-2024 of Sale Deed dated 15-03-2024 (Presented for registration on dated 15-04-2024) on the ground of refusal order

No.128/2024/RO (OB) dated- 15-04-2024 as illegal, arbitrary against the provisions of Registration Act and Stamp Act and unconstitutional, being in violation of Articles, 14, 21 of the constitution of India and consequently direct the 4th Respondent to register and release the Sale Deed dated 15-03-2024 presented for registration on 15-04-2024 in respect of Part of House No.1-57/146/4, on Plot No.146/4-A (Type-A), and Part of House No.1-57/146/5, on Plot No.146/5-A (Type- A), in Survey No.206, total admeasuring 133.34 sq. yards, situated at Sri Rama Nagar Colony, Kondapur (V), Serilingampally Mandal, Ranga Reddy District, T.G., bounded by North- Part of House No.1-57/146/5, South- Part of House No.1-57/146/4, East- 30' Wide Road, West- Plot Nos.133/5 and 133/4., without reference to refusal order No.128/2024/RO (OB) dated- 15-04-2024 and without insisting for NOC/Permission from ULC Department in the interest of the Justice, ✓

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 direct the 4th Respondent to register the Pending Document No 197/2024 dated 15-03-2024 of Sale Deed dated 15-03-2024 presented by the Petitioners in respect of Part of House No.1-57/146/4, on Plot No.146/4-A (Type- A), and Part of House No.1-57/146/5, on Plot No.146/5-A (Type- A), in Survey No.206, total admeasuring 133.34 sq. yards, situated at Sri Rama Nagar Colony, Kondapur (V), Serilingampally Mandal, Ranga Reddy District, T.G., bounded by North- Part of House No.1-57/146/5, South- Part of House No.1-57/146/4, East- 30' Wide Road, West- Plot Nos.133/5 and 133/4., without reference to refusal order No.128/2024/RO (OB) dated- 15-04-2024 and without insisting for NOC/Permission from ULC Department, Pending disposal of WP No 19076 of 2026, on the file of the High Court. ✓

The petition coming on for hearing, upon perusing the petition and the grounds filed in support thereof and upon hearing the arguments of SRI Thakur Roopa Singh Advocate for the Petitioner, Government Pleader for Stamps and Registration for respondent Nos.1, 3 & 4, and Government Pleader for Assignment for respondent Nos.2 and 5, the Court made the following.

ORDER

Notice before admission.

Learned Government Pleader for Stamps and Registration takes notice on behalf of respondent Nos.1, 3 & 4, and learned Government Pleader for Assignment takes notice on behalf of respondent Nos.2 and 5, waive further notices, and seek time to file their respective counter affidavits. ✓

Registry is directed not to take out further notices to the respondents, in view of the above waiver. ✓

Learned counsel for the petitioner submits that in similar circumstances, this Court, relying on the decision of the Hon'ble Apex Court in C.A.No.4019 of 2018 (S.L.P.(C).No.15009 of 2016), passed an interim order ✓

dated 05.02.2024 in W.P.No.2836 of 2024, and therefore, prays this Court to pass a similar order in the present writ petition also.

The above made submission is not seriously disputed by the learned Government Pleaders appearing on behalf of the respondents.

Having regard to the above made submissions, and for the reasons alike in the interim order dated 05.02.2024 in W.P.No.2836 of 2024, there shall be an interim direction to respondent No.4 to register and release the document presented by the petitioner in respect of the subject property, without reference to the impugned refusal order dated 15.04.2024, subject to compliance with the provisions of the Registration Act, 1908, and the Indian Stamp Act, 1899. However, such registration is only a provisional one and it shall be subject to outcome of the present writ petition. It is made clear that mere registration of the subject document does not confer title to the petitioners over the subject property. It is also made clear that the petitioners shall not alienate the subject property to third parties during the pendency of the writ petition without obtaining a prior permission of this Court, and they shall also not claim any equities in case any adverse orders are passed against them.

Registry shall make an endorsement to the effect that the writ petition shall not be permitted to be withdrawn.

Post this matter on 25.08.2026, for counter affidavit(s).

Sd/- P.C.SULEKHA DEVI
ASSISTANT REGISTRAR

//TRUE COPY//

SECTION OFFICER

To,

1. The Principle Secretary Revenue (Stamps and Registration) Department, Secretariat Building, State of Telangana, Hyderabad.
2. The Principle Secretary Revenue (U.L.C) Department, Secretariat State of Telangana, Hyderabad.
3. The District Registrar, Registration and Stamps, Hyderabad, Telangana.
4. The Joint Sub-Registrar - I, Stamps and Registration RO/O B., Ranga Reddy District.
5. The District Collector (ULC), Ranga Reddy District. [RR 1 TO 5 By SPAD]

6. The Section Officer, Writ Non Service Section, High Court at Hyderabad.
7. One CC to Sri. THAKUR ROOPA SINGH Advocate [OPUC]
8. Two CCs to GP FOR ASSIGNMENT, High Court for the State of Telangana, at Hyderabad [OUT]
9. One spare copy

HIGH COURT

PK, J

DATED: 01-07-2026

Post on 25.08.2026

ORDER

WP.No.19076 of 2026

DIRECTION

