

IN THE HIGH COURT FOR THE STATE OF TELANGANA AT HYDERABAD
THURSDAY, THE FOURTEENTH DAY OF AUGUST
TWO THOUSAND AND TWENTY FIVE

:PRESENT:

THE HONOURABLE SRI JUSTICE K. SARATH
WRIT PETITION NO: 20878 OF 2025

Between:

Smt.Aeruva Manjula, W/o.A.Venkat Reddy, Aged about 42 years, Occ.
Housewife, R/o.H.No.5-6-650/6, S.K.D Nagar, Vanasthalipuram, Hyderabad
500070.

Petitioner

AND

1. The State of Telangana, Represented by its Principal Secretary, Department of Revenue (Stamps and Registration) Secretariat Buildings at BRKR Bhavan, Hyderabad.
2. The Commissioner and Inspector General, Registration and Stamps, Hyderabad
3. The District Collector, Ranga Reddy District.
4. The District Registrar, Ranga Reddy District.
5. The Sub Registrar, Vanasthalipuram, 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 a Writ of MANDAMUS declaring the action of the respondent No.5 in refusing to register and release the Sale Deed vide pending Document No.P103/2019, dated 18/06/2019 under Refusal Order No.46/2019 dated 02/07/2019 on the premise that the Open Plot No.8 Part, admeasuring 130 sq. yards in Sy.Nos.201/1 and 2 situated at Ward No.5, Block No.6, Sri Krishna Devaraya Nagar Colony, Saheb Nagar Kalan Village, Hayathnagar Revenue Mandal, Ranga Reddy District under GHMC, L.B.Nagar Circle-III is included in the prohibitory list u/sec.22-A of Registration Act as illegal, improper, unjust, arbitrary, without jurisdiction and violative of Art.300-A of the Constitution of India and consequently direct the 5th respondent to receive, register and release the Sale Deed Pending Document No.P103/2019, dated 18.06.2019 presented by the petitioner in respect of aforesaid plot by setting aside the Refusal Order No.46/2019, dated 2.7.2019 issued by the 5th respondent;

IA NO: 1 OF 2025

Petition under Section 151 CPC praying that in the circumstances stated in the affidavit filed in support of the writ petition, the High Court may be pleased to direct the Respondent No.5 to receive, register and release the Sale Deed vide

Pending Document No.P103/2019, dated 18.06.2019 presented by the petitioner for registration of Open Plot No.8 Part admeasuring 130 sq. yards in Sy.Nos.201/1 and 2 situated at Ward No.5, Block No.6, Sri Krishna Devaraya Nagar Colony, Saheb Nagar Kalan Village, Hayathnagar Revenue Mandal, Ranga Reddy District without reference to Lr.No.JC-1/Peshi/Spl/2009, dated 20.02.2009 issued by the Respondent No.3, pending disposal of WP 20878 of 2025, on the file of the High Court.

The petition coming on for hearing, upon perusing the Petition and the affidavit filed in support thereof and upon hearing the arguments of SRI MOHD SUBHAN PASHA Advocate for the Petitioner and Smt S. SRAVANTHI, AGP FOR STAMPS AND REGISTRATION for the Respondents, the Court made the following.

ORDER

Smt S.Sravanthi, learned Assistant Government Pleader for Stamps and Registration takes notice on behalf of the respondents.

The grievance of the petitioner is that *vide* refusal order dated 02.07.2019, the respondent No.5-Sub Registrar, Vanasthalipuram, Ranga Reddy District, has refused to receive, register and release the subject document presented by the petitioner, basing on the letter dated 20.02.2009 addressed by the District Collector, Ranga Reddy District.

Having regard to the fact that there is no notification issued under Section 22-A of the Registration Act, 1908, including the subject land of the petitioner in the list of prohibited properties and as the Registering Authority cannot refuse to register the subject document presented by the petitioner on the basis of the letter dated 20.02.2009 addressed by the District Collector, Ranga Reddy District, there shall be interim direction to the Registering Authority to receive, register and release the subject document presented by the petitioner, subject to the petitioner complying with the provisions of the Registration Act, 1908 and the Indian Stamp Act, 1899.

However, it is made clear that registration of the document shall be subject to the final result of the present writ petition. Such registration is a provisional one and mere registration of the subject document does not confer title to the petitioner in respect of the subject property. It is made clear that the petitioner shall not claim any equities in case any adverse orders are passed against the petitioner.

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

Post this matter along with W.P.No.654 of 2025.

//TRUE COPY//

**SD/- B. REKHA RANI
ASSISTANT REGISTRAR**

SECTION OFFICER

To,

1. The Principal Secretary, State of Telangana, Department of Revenue (Stamps and Registration) Secretariat Buildings at BRKR Bhavan, Hyderabad.
2. The Commissioner and Inspector General, Registration and Stamps, Hyderabad.
3. The District Collector, Ranga Reddy District.
4. The District Registrar, Ranga Reddy District.
5. The Sub Registrar, Vanasthalipuram, Ranga Reddy District (RR 1 to 5 by RPAD) ✓
6. The Section Officer, Writ (Non-service) Section, High Court at Hyderabad.
7. One CC to SRI. MOHD SUBHAN PASHA Advocate [OPUC]
8. Two CCs to GP FOR STAMPS AND REGISTRATION, High Court at Hyderabad.(OUT)
9. One spare copy

HIGH COURT

SKJ

DATED:14/08/2025

POST THIS MATTER ALONG WITH WP.NO. 654 OF 2025.

ORDER



WP.No.20878 of 2025



DIRECTION