

(SHOW CAUSE NOTICE BEFORE ADMISSION)
IN THE HIGH COURT FOR THE STATE OF TELANGANA AT HYDERABAD
MONDAY, THE EIGHTH DAY OF SEPTEMBER
TWO THOUSAND AND TWENTY FIVE

:PRESENT:

THE HONOURABLE SRI JUSTICE ANIL KUMAR JUKANTI
WRIT PETITION NO: 21624 OF 2025

Between:

M/s. Rajkamal Transport, Rep. by its Partner, Rohit Kumar Joshi S/o. D.H. Joshi, aged 66 years, Occ. Business, Shop No.2, 2nd Floor, Maitri Arcade, Ranigunj, Secunderabad.

Petitioner

AND

1. The State of Telangana,, Rep. by its Principal Secretary, Revenue (Registration and Stamps) Department, T.S Secretariat, Hyderabad.
2. The District Registrar,, Hyderabad District, Bazarghat, Red Hills, Hyderabad.
3. The Sub Registrar, Kavadiaguda, Secunderabad SRO, Hyderabad District.
4. Smt. Mohini Palnitkar, W/o Late R.C.Palnitkar Aged 75 years, Occ. Nil, R/o 5-2-1026/2, J.N Road, Risala Abdulla, Mozamjahi Market, Jambagh, Abids, Hyderabad-500001.
5. Mohan Palnitkar, S/o Late Ramesh Chandra Palnitkar, Aged 57 Years, Occupation. Business, D.No.5-2-1026/2, J.N Road, Risala Abdulla, Mozamjahi Market, Jambagh, Abids, Hyderabad-500001.
6. Vivek Palnitkar, S/o Late Ramesh Chandra Palnitkar, Aged 55 Years, Occupation. Business, D.No.5-2-1027, J.N Road, Risala Abdulla, Mozamjahi Market, Jambagh, Abids, Hyderabad-500001.
7. Rahul Palnitkar, S/o Late Ramesh Chandra Palnitkar Aged 49 Years, Occupation. Business, D.No.5-2-1027, J.N Road, Risala Abdulla, Mozamjahi Market, Jambagh, Abids, Hyderabad-500001.
8. Mrs. Pratibha Bajaj, W/o. Mr. Damodar Das Bajaj, Aged 49 years, House Wife, R/o. H.No.14-2-335/1/B/3, Gyanbagh Colony, Goshamahahal, Hyderabad.
9. Sri V. RAVINDER,, District Registrar (FAC), Hyderabad District, Bazarghat, Red Hills, Hyderabad.

Respondents

WHEREAS the Petitioner above named through his/her Advocate V JAGAPATHI 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, to call for the relevant records leading to registration of Sale Deed Doc.No.1068/2025 dated 28.05.2025 from the file of 3rd Respondent statedly based on Proceedings No.E/1528/1/Appea1/2025 dated 28.05.2025 of 2nd Respondent and after perusing the same, set aside both the said Orders by

declaring them as arbitrary, illegal, violative of principles of natural justice and contrary to the Decree dated 01.07.2019 in OS No.229/2018 on the file of the Hon'ble III Senior Civil Judge, City Civil Court, Secunderabad. In respect of Shop No.15, Ground Floor with a carpet area of 1570 sq.ft. along with super built up area of 1200 sq. ft. with 24 Sq. Yards of undivided land, situated in Plot Nos. 58, 58/1 and 921, known as Dr Pandit Rao Palnitkar's, Maitri Archade, MG Road, Nallagutta Road, Secunderabad and with all other consequential benefits;

AND WHEREAS the High Court upon perusing the petition and affidavit filed herein and upon hearing the arguments of Sri V JAGAPATHI Advocate for the Petitioner, GP FOR STAMPS AND REGISTRATION for respondent Nos. 1 to 3, directed issue of notice to the Respondent Nos. 4 to 9, herein to show cause as to why this WRIT PETITION should not be admitted.

You viz:

1. Smt. Mohini Palnitkar, W/o Late R.C.Palnitkar, Occ. Nil, R/o 5-2-1026/2, J.N Road, Risala Abdulla, Mozamjahi Market, Jambagh, Abids, Hyderabad-500001.
2. Mohan Palnitkar, S/o Late Ramesh Chandra Palnitkar, Occupation. Business, D.No.5-2-1026/2, J.N Road, Risala Abdulla, Mozamjahi Market, Jambagh, Abids, Hyderabad-500001.
3. Vivek Palnitkar, S/o Late Ramesh Chandra Palnitkar, Occupation. Business, D.No.5-2-1027, J.N Road, Risala Abdulla, Mozamjahi Market, Jambagh, Abids, Hyderabad-500001.
4. Rahul Palnitkar, S/o Late Ramesh Chandra Palnitkar, Occupation. Business, D.No.5-2-1027, J.N Road, Risala Abdulla, Mozamjahi Market, Jambagh, Abids, Hyderabad-500001.
5. Mrs. Pratibha Bajaj, W/o. Mr. Damodar Das Bajaj, House Wife, R/o. H.No.14-2-335/1/B/3, Gyanbagh Colony, Goshamahahal, Hyderabad.
6. Sri V. RAVINDER,, District Registrar (FAC), Hyderabad District, Bazarghat, Red Hills, Hyderabad.

are directed to show cause on or before 22.09.2025 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.

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 grant interim directions directing Respondent No. 8, not to dispossess the Petitioner from Shop No.15, Ground floor with a carpet area of 1570 sq.ft. along with super built up area of 1200 sq. ft. with 24 Sq. Yards of undivided land, situated in Plot Nos. 58, 58/1 and 921, known as Dr Pandit Rao Palnitkar's, Maitri Archade, MG Road, Nallagutta Road, Secunderabad, in the light of the Decree dated 01.07.2019 in OS No.229/2018 on the file of Hon'ble III Senior Civil Judge, City Civil Court, Secunderabad, pending disposal of WP No. 21624 of 2025, on the file of the High Court.

The Court made the following:

ORDER

Issue notice to respondent Nos.4 to 9, returnable in two (02) weeks.

Learned counsel for petitioner is permitted to take out personal notice on respondent Nos.4 to 9 through RPAD and file proof of notice into Registry by next date of hearing.

This writ petition is filed seeking the following relief:

“...to issue a Writ, Order or direction, more particularly one in the nature of Writ of Mandamus, to call for the relevant records leading to registration of Sale Deed Doc.No.1068/2025 dated 28.05.2025 from the file of 3rd Respondent statedly based on Proceedings No.E/1528/1/Appeal/2025 dated 28.05.2025 of 2nd Respondent and after perusing the same, set aside both the said Orders by declaring them as arbitrary, illegal, violative of principles of natural justice and contrary to the Decree dated 01.07.2019 in OS.No.229/2018 on the file of the Hon'ble III Senior Civil Judge, City Civil Court, Secunderabad, in respect of Shop No.15, Ground Floor with a carpet area of 1570 sq.fts. along with super built up area of 1200 sq.ft. with 24 Sq. Yards of undivided land, situated in Plot Nos.58, 58/1 and 921, known as Dr. Pandit Rao Palnitkar's, Maitri Archade, MG Road, Nallagutta Road, Secunderabad and with all other consequential benefits.”

Learned counsel for petitioner submitted that sale deed was executed by respondent Nos.4 to 7 in favour of respondent No.8 on 12.01.2025 with respect to property described in Schedule-B at page No.40 of writ affidavit.

It is brought to the notice of this Court that O.S.No.229 of 2018 was filed by petitioner herein on the file of III Senior Civil Judge, City Civil Court, Secunderabad, and the suit came to be decreed on 01.07.2019.

That plaintiff/petitioner herein filed Execution Petition before the appropriate Court and pending E.P., respondent Nos.4 to 7 herein alienated the subject property.

It is further submitted that in respect of the same subject matter, for another parcel of land admeasuring 490 sq. yards, in identical facts, a learned Single Judge of this Court in W.P.No.21621 of 2025 granted interim order of *status quo* on 18.08.2025, extended by order dated 01.09.2025.

Learned Assistant Government Pleader for Stamps and Registration appearing for respondent Nos.1 to 3 shall get instructions.

Post the matter on 22.09.2025.

In the meantime, *status quo* obtaining as on today shall be maintained by all the parties.

SD/- A. JAYASREE
ASSISTANT REGISTRAR

//TRUE COPY//


SECTION OFFICER

To,

1. The Principal Secretary, State of Telangana,, Revenue (Registration and Stamps) Department, T.S Secretariat, Hyderabad.
2. The District Registrar,, Hyderabad District, Bazarghat, Red Hills, Hyderabad.
3. The Sub Registrar, Kavadiguda, Secunderabad SRO, Hyderabad District. (RR 1 to 3 by RPAD)
4. Smt. Mohini Palnitkar, W/o Late R.C.Palnitkar, Occ. Nil, R/o 5-2-1026/2, J.N Road, Risala Abdulla, Mozamjahi Market, Jambagh, Abids, Hyderabad-500001.
5. Mohan Palnitkar, S/o Late Ramesh Chandra Palnitkar, Occupation. Business, D.No.5-2-1026/2, J.N Road, Risala Abdulla, Mozamjahi Market, Jambagh, Abids, Hyderabad-500001.
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7. Rahul Palnitkar, S/o Late Ramesh Chandra Palnitkar, Occupation. Business, D.No.5-2-1027, J.N Road, Risala Abdulla, Mozamjahi Market, Jambagh, Abids, Hyderabad-500001.
8. Mrs. Pratibha Bajaj, W/o. Mr. Damodar Das Bajaj, House Wife, R/o. H.No.14-2-335/1/B/3, Gyanbagh Colony, Goshamahal, Hyderabad.
9. Sri V. RAVINDER,, District Registrar (FAC), Hyderabad District, Bazarghat, Red Hills, Hyderabad.
(RR 4 to 9 by RPAD- along with a copy of petition and affidavit)
10. One CC to SRI. V JAGAPATHI Advocate [OPUC]
11. Two CCs to GP FOR STAMPS AND REGISTRATION ,High Court at Hyderabad. [OUT]
12. One spare copy

HIGH COURT

JAKJ

DATED:08/09/2025

POST ON 22.09.2025

NOTICE BEFORE ADMISSION

WP.No.21624 of 2025

STATUS QUO

