

**HIGH COURT FOR THE STATE OF TELANGANA
AT HYDERABAD**

TUESDAY, THE SEVENTH DAY OF JULY
TWO THOUSAND AND TWENTY SIX

: **PRESENT:**

THE HON'BLE SRI JUSTICE PULLA KARTHIK

WP NO: 20463 OF 2026

Between

Rachakonda Ramesh Babu, S/o. Satyanarayana Rachakonda

.....Petitioner

AND

1. The State of Telangana, Rep.by its Principal Secretary, Revenue Department (Stamps and Registration), Telangana Secretariat, Hyderabad.
2. The Commissioner and Inspector General, Stamps and Registration, Govt. of Telangana, Mojam Jahi Market Road, Hyderabad.
3. The District Registrar, Medchal-Malkajgiri District at Medchal.
4. The Sub-Registrar, Quthbullapur, Medchal-Malkajgiri District.
5. The Telangana State Wakf Board, Rep by its Chief Executive Officer, Nampally, Haj House, Hyderabad.

.....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 a Writ or order or direction, more particularly one in nature of Writ of Mandamus, to declare the Cancellation of Document No. 12916/2018 registered as Document No. 6425/2026 dated 10.03.2026 executed by the 5th respondent and registered with the 4th respondent as arbitrary, illegal, unsustainable and violative of natural justice and to set aside the same and to direct the 5th respondent not to interfere with the possession and enjoyment of the Plot No. 39 in Sy. No. 214/A, Jeedimetla Village, Qutbullapur Mandal, Medchal-Malkajgiri District by the petitioner;

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 suspend the document no. 6425/2026 dated 10.03.2026 described as Cancellation of Document No. 12916/2018 executed by the 5th respondent and registered with the 4th respondent, pending disposal of WP No 20463 of 2026, 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 Vedula Srinivas learned Senior counsel Smt Vedula Chitralekha Advocate for the Petitioner, GP for Stamps and Registration for the respondent No. 1 to 4 and Sri Syed Nazmul Hasan Baqri, Advocate for the respondent No. 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 to 4 and Sri Syed Nazmul Hassan Baqri, learned Standing Counsel for Wakf Board takes notice for respondent No.5, waives further notice and seeks time to file counter.

Registry is directed not to take out notice to respondent in view of the above waiver.

The learned Senior Counsel Sri Vedula Srinivas appearing for the petitioner submits that the petitioner has purchased the subject property viz., Plot No.39, admeasuring 207 sq.yards in Sy.No.214/A (Part) (covered under Block No.8 situated at Rukmini Estates, Jayaram Nagar, Jeedimetla Village, Quthbullapur Mandal, Ranga Reddy District under registered Sale Deed bearing Document No.7924 of 2022, dated 14.3.2022, from one Venkatesh Mutyala, who, in turn, purchased the said property from Yeggina Jagadeeswara Rao, rep. by is AGPA holder Koti Praveen Kumar vide registered AGPA document No.6942 of 2018.

According to the learned Senior Counsel, now after a lapse of so many years, without issuing any notice either to the petitioner or to the affected parties, the respondent No.5-Wakf Board has unilaterally executed Cancellation Deed of earlier Document No.12916 of 2018, on the ground that the subject property forms part of Waqf property notified in A.P. Gazette No.7-A, dated 16.02.1989, at Sl. No.4242, covering an extent of Ac.0-38 guntas, out of land admeasuring Ac.6-33 guntas as per the ORC (Occupancy Right Certificate) given by the Revenue Divisional Officer without mentioning boundaries. Therefore, petitioner seeks indulgence of this Court declaring the action of the respondent No.5 in unilaterally executing Deed of Cancellation bearing Doc.No.6425/2026 dated 10.3.2026, without issuing any notice to the affected parties.

Having regard to the submissions made by the learned counsel for the petitioner and in view of the facts and circumstances of the case, there shall be interim suspension as prayed for. It is made clear that

this order shall be subject to the outcome of the writ petition. Further, petitioner is directed not to alienate the subject property to any third parties.

Post on 4.08.2026.

//TRUE COPY//

**Sd/- MOHD.ISMAIL.
DEPUTY REGISTRAR**

SECTION OFFICER

To,

1. The Principal Secretary, Revenue Department (Stamps and Registration), State of Telangana, Telangana Secretariat, Hyderabad
2. The Commissioner and Inspector General, Stamps and Registration, Govt. of Telangana, Mojam Jahi Market Road, Hyderabad
3. The District Registrar, Medchal-Malkajgiri District at Medchal
4. The Sub-Registrar, Quthbullapur, Medchal-Malkajgiri District
5. The Chief Executive Officer, Telangana State Wakf Board, Nampalty. Haj House, Hyderabad
(Addressees 1 to 5 by SPAD)
6. One CC to Smt. Vedula Chitrlekha Advocate [OPUC]
7. Two CCs to GP for Stamps And Registration, High Court for the State of Telangana, at Hyderabad [OUT]
8. One spare copy

HIGH COURT

PK, J

DATED: 07-07-2026

NOTE: POST ON 04.08.2026

ORDER

WP.No.20463 of 2026

INTERIM SUSPENSION

