

HIGH COURT FOR THE STATE OF TELANGANA AT HYDERABAD

FRIDAY, THE TWENTY FIRST DAY OF AUGUST

TWO THOUSAND AND TWENTY SIX

:PRESENT:

THE HONOURABLE SRI JUSTICE PULLA KARTHIK

WP NO: 20573 OF 2026

Between

GAR INFRA, Having its Office at Flat No.404, Magna Lake View, Khanamet, Kondapur, Serilingampally, Ranga Reddy District-500 084. Represented by its Managing Partner GOTURI AMARNATH REDDY, S/o Late G.Sidda Reddy, Aged about 65 years, Occ Business, R/o Flat No.211, Magnas Lake View Apartment, Khanamet Village, Serilingampally Mandal, Ranga Reddy District Represented by its Development Agreement-cum General Power of Attorney M/s.VASANTHA CORPO RELATIONS PRIVATE LIMITED, Rep by its Managing Director VAJJA SRINIVAS RAO, S/o Late V.Ramulu, Aged about 61 years, Occ Business, R/o H.No.1-98/9/6/3/6, Jaihind Enclave, Madhapur, Ranga Reddy District.

.....PETITIONER

AND

1. THE STATE OF TELANGANA, Rep by its Principal Secretary, Revenue Department (Stamps and Registration) Secretariat, Hyderabad.
2. THE DISTRICT REGISTRAR, Ranga Reddy District
3. THE DISTRICT COLLECTOR, Ranga Reddy District, Kongarakalan, Ibrahimpatnam, Ranga Reddy District.
4. THE JOINT SUB-REGISTRAR-II, Ranga Reddy (R.O), 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 pass an order, direction or writ more particularly one in the nature of writ of mandamus declaring action of the action of the Respondents more particularly the Respondent Nos.3 and 4

a) in issuing the Proceedings Dated 21.01.2025 in Lr.No.E1/4483/2024 by the Respondent No.3 including the Southern Part of Land admeasuring 1800 sq.yds or 1504.98 sq.mts in Sy.No.41/11/A, situated at Khanamet Village, Serilingampally Mandal, Ranga Reddy District in the Prohibitory Register as the land was Assigned Land under POT Act-State Government under Section 22 A (1) (b) of Registration Act, 1908

b). The Respondent No.4 had refused to register the Development Agreement-cum-General Power of Attorney, bearing Document No.P/401/2026 Dated 19.05.2026 in respect of Southern Part of Land admeasuring 1800 sq.yds or

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1504.98 sq.mts in Sy.No.41/11/A, situated at Khanamet Village, Serilingampally Mandal, Ranga Reddy District vide its Refusal Order No.189/2026, Dated 22.05.2026 without registering the same on the ground that the same is under Prohibitory List

as illegal, arbitrary, in gross violation of principles of natural justice under Article 14, 21 and 300 (A) Constitution of India and consequently

a) To set aside Proceedings Dated 21.01.2025 in Lr.No.E1/4483/2024 by the Respondent No.3

b) To Direct the Respondent No.4 to register the Development Agreement-cum-General Power of Attorney, Dated 19.05.2026 Document No.P/401/2026 in respect of Southern Part of Land admeasuring 1800 sq.yds or 1504.98 sq.mts in Sy.No.41/11/A, situated at Khanamet Village, Serilingampally Mandal, Ranga Reddy District without reference to the Proceedings Dated 21.01.2025 in Lr.No.E1/4483/2024 of Respondent No.3 thereby to release the same by suspending the Refusal Order No.189/2026, Dated 22.05.2026.

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 writ petition, the High Court may be pleased to DIRECT the Respondent No.4 to register the Development Agreement-cum-General Power of Attorney, Dated 19.05.2026 Document No.P/401/2026 in respect of Southern Part of Land adrneasuring 1800 sq.yds or 1504.98 sq.mts in Sy.No.41/11/A, situated at Khanamet Village, Serilingampally Mandal, Ranga Reddy District without reference to the Proceedings Dated 21.01.2025 in Lr.No.E1/4483/2024 of Respondent No.3 thereby to release the same by suspending the Refusal Order No.189/2026, Dated 22.05.2026 and pass, Pending disposal of WP No 20573 of 2026, on the file of the High Court.

The petition coming on for hearing, upon perusing the petition and the affiadvit filed in support thereof and upon hearing the arguments of Sri Rajasripathi Rao representing Sri. G Rajeshwar Reddy Advocate for the Petitioner(s), Gp For Stamps And Registration for the Respondent(s), and the Court made the following.

ORDER

Notice before Admission.

Learned Government Pleader for Stamps and Registration takes notice on behalf of the respondents, waives further notice and seeks time to file counter-affidavit.

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

Having regard to the submissions made by Sri Rajasripathi Rao, learned counsel for the petitioner and in view of the common order dated 17.04.2026



passed by this Court in W.P. No.33154 of 2026 and batch, there shall be an interim direction to respondent No.4 to receive and register Development Agreement-cum-General Power of Attorney Document No.P/401/2026 dated 19.05.2026, in respect of southern part of land admeasuring 1800 sq. yards in Sy. No.41/11/A, situated at Khanamet Village, Serilingampally Mandal, Ranga Reddy District, without reference to the impugned Refusal Order No.189/2026, dated 22.05.2026, subject to the petitioner complying with the provisions of the Registration Act, 1908, as well as the Indian Stamp Act, 1899. However, such registrations shall be subject to the outcome of the present Writ Petition.

List this matter on 15.10.2026 for counter-affidavit.

Sd/- B.REKHA RANI
ASSISTANT REGISTRAR

//TRUE COPY//


SECTION OFFICER

To,

1. The Principal Secretary, Revenue Department (Stamps and Registration) State Of Telangana, Secretariat, Hyderabad
2. The District Registrar, Ranga Reddy District
3. The District Collector, Ranga Reddy District, Kongarakalan, Ibrahimpatnam, Ranga Reddy District
4. The Joint Sub-Registrar-II, Ranga Reddy (R.O), Ranga Reddy District. [RR1 to 4 By SPAD]
5. One CC to Sri. G RAJESHWAR REDDY Advocate [OPUC]
6. Two CCs to GP FOR STAMPS AND REGISTRATION, High Court for the State of Telangana, at Hyderabad [OUT]
7. Two CCs to GP FOR REVENUE, High Court for the State of Telangana, at Hyderabad [OUT]
8. One spare copy

HIGH COURT

PK, J

DATED: 21-08-2026

LIST ON: 15.10.2026

ORDER

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DIRECTION

