

HIGH COURT FOR THE STATE OF TELANGANA AT HYDERABAD
MONDAY, THE THIRTEENTH DAY OF JULY
TWO THOUSAND AND TWENTY SIX

:PRESENT:
THE HONOURABLE SRI JUSTICE PULLA KARTHIK

WP NO: 20710 OF 2026

Between

Syed Masood Ahmed, S/o. Syed Mahmood, aged about 62 years, Occ. Business,
R/o. 16-11-31-014/B/F, 1st Floor, Opp. T.V. Tower, Saleem Colony, Malakpet,
Hyderabad.

.....PETITIONER

AND

1. The State of Telangana, Rep. by its Principal Secretary, Stamps and Registration Department, Dr. B.R. Ambedkar Telangana State Secretariat, Secretariat Road, Khairatabad, Hyderabad, Telangana - 500022.
2. Commissioner and Inspector General, Registration and Stamps Department, Telangana, Hyderabad.
3. Telangana State Waqf Board, Rep. by its CEO, Razzak Manjil, Opp. Public Gardens, Nampally, Hyderabad, Telangana - 500001.
4. The District Registrar, Ranga Reddy District, Telangana.
5. The Sub-Registrar, Shamshabad, Ranga Reddy District, Telangana.

.....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 appropriate writ, order or direction more particularly one in the nature of Writ of Mandamus declaring the action of Respondents, more particularly the action of 3rd Respondent in executing a Cancellation Deed cancelling the Sale Deed bearing Doc. No.1887 of 2003, dated 27.08.2003, executed in Petitioner's favour with respect to the land admeasuring Ac. 2.30 Gts. in Sy. No. 87/E, Ac. 2.29 Gts. in Sy. No. 87/EE, Ac. 2.29 Gts. in Sy. No. 87/UU, and Ac. 2.30 Gts. in Sy. No. 87/AA, totally admeasuring Ac. 10.38 Gts., situated at Hameedullah Nagar Village, Shamshabad Mandal, Ranga Reddy District, Telangana and consequent action of Respondent No.5 in registering the said Cancellation Deed as Doc. No.3780 of 2026 dt. 15.05.2026 as entirely illegal, arbitrary, unauthorized, violative of principles of natural justice, provisions of Registration Act, 1908, the Rules framed thereunder, and Articles 14 and 300-A of Constitution of India and consequently cancel the registration of the said Cancellation Deed bearing Doc. No. 3780 of 2026 dt.

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15.05.2026 executed by the 3rd Respondent and registered at the office of the 5th Respondent,

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 registration of Cancellation Deed bearing Doc. No. 3780 of 2026 dt. 15.05.2026 registered at the office of the 5th Respondent, Pending disposal of WP No 20710 of 2026, on the file of the High Court.

I.A. NO: 2 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 pass an Order directing the 1st Respondent/ Writ Petitioner to produce and file the within mentioned documents in the subject Writ Petition for proving his claim of paramount title and possession qua the scheduled property, as under : 1) Please produce the Shetwar and Khasra Pahanie pertaining to land in Survey No. 87 of Hameedullah Nagar Village, Shamshabad Mandal, Ranga Reddy District, totally admeasuring 10 Acres 38 Guntas. 2) Please produce documents to prove that the said Mir Asif Ali and Mir Mehdi Ali and Mir Hussain Ali and Mir Mumtaz Ali are related to the recorded pattedars of the land in Survey No. 87 of Hameedullah Nagar Village, Shamshabad Mandal, Ranga Reddy District, totally admeasuring 10 Acres 38 Guntas (whose names are recorded in the Shetwar and Khasra Pahanie). 3) Please furnish the names of the ancestor/s of the said Mir Asif Ali and Mir Mehdi Ali and Mir Hussain Ali and Mir Mumataz Ali and please produce the proof of identity of each individual ancestor of each individual Writ Petitioner. 4) Please produce the valid mutation proceedings comprising of the supplementary shetwar issued under the A.P (T.A) Lana Revenue Act, 1317 Fasli in respect of the land in Survey No 87 of Hameedullah Nagar for proving the legitimate mutation of the names of Mir Asif Ali and Mir Mehdi Ali and Mir. Hussain Ali and Mir Mumataz Ali in the revenue records qua the aforesaid agricultural land. 5) Please produce the mutation proceedings under the A.P Rights in Land and Pattedar Pass Book Act, 1971 and the Rules framed thereunder, for proving the legitimate inclusion of the names of Mir Asif Ali and Mir Mehdi Ali and Mir Hussain Ali and Mir Mumataz Ali in the revenue records as pattedars of the agricultural land in Survey No. 87 of Hameedullah Nagar Village, Shamshabad Mandal, R.R District, totally admeasuring 10 Acres 18 Guntas. 6) Please produce the proof of identity of the the executants of the A.G.P.A Deed dated. 14.10.2000 namely Mir Asif Ali, Mir Mehdi Ali, Mir Hussain Ali and Mir Mumtaz Ali alongwith the proof of the admitted signatures and thumb impressions of the said executants in compliance with Section. 67 of the Indian Evidence Act., 1872, as it is a suspected case of impersonation by utilising forged and fabricated ie., laminated documents in all the sale deeds. 7) Please produce proof to prove the claim of paramount title, ownership and possession of the executants of the A.G.P.A Deed dated. 14.10.2000 and the Sale deed dated. 27.08.2003 (relied upon by the Respondent / Writ Petitioner) qua the scheduled land in compliance with Section. 61 of the Indian Evidence Act, 1872. 8) Please produce proof of payment of sale consideration IN CASH recited in both the documents dated. 27.08.2003 and 14.10.2000 relied upon by the Respondent / Writ Petitioner (Pls. refer 1995 (3) A.L.I



at Page No. 61 & A.I.R 2022 S.C at Page No. 564 & 2025 INSC at Page No. 1105). 9) Please produce the audited books and Income Tax returns of all the 1st Respondent / Writ Petitioner for proving his source of income for generating and paying the sale consideration amount under both the documents dated. 14.10.2000 and 27.08.2003 (Pls. refer 1999 (6) A.L.T at Para No. 15) else, the vires of the Benami Transactions Prohibition Act, 1988 (as amended by Act No. 43 / 2016 with retrospective effect) would be attracted to invalidate the said sales transactions as per Section. 23 of the Indian Contract Act, 1872 R/w Section. 6 (h) of the Transfer of property Act, 1881. 10) Please produce the Original Sale Deed dated. 27.08.2003 and the Original A.G.P.A Deed dated. 14.10.2000 relied upon by the 1st Respondent / Writ Petitioner as the certified copies of the said sale deed and A.G.P.A Deed are entirely inadmissible in evidence (pls. refer A.I.R 1958 A.P at Page No. 418, A.I.R 1959 A.P at Page No. 568 and A.I.R 1996 S.C at Page No. 1253),

The petition coming on for hearing, upon perusing the petition and the grounds filed in support thereof and upon hearing the arguments of SRI Sannapaneni Lohit Advocate for the Petitioner, Gp For Stamps And Registration for the Respondents, and the Court made the following.

ORDER

Notice before admission.

Learned Government Pleader for Revenue General (Stamps and Registration) takes notice on behalf of respondent Nos.1, 2, 4 & 5, and Mr.S.N.Hassan Baqri, learned Standing Counsel takes notice on behalf of respondent No.3, waives further notice and seeks time to file counter.

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

Having regard to the submissions made by the learned counsel for the petitioner, the respondents are directed not to take any further steps pursuant to the Cancellation of Sale Deed bearing document No.3780/2026 dated 15.5.2026.

Post on 7.9.2026.

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

//TRUE COPY//


SECTION OFFICER

To,

1. The Principal Secretary, Stamps and Registration Department, Dr. B.R. Ambedkar Telangana State Secretariat, Secretariat Road, Khairatabad, Hyderabad, Telangana - 500022.
 2. Commissioner and Inspector General, Registration and Stamps Department, Telangana, Hyderabad.
 3. The CEO, Telangana State Waqf Board, Razzak Manjil, Opp. Public Gardens, Nampally, Hyderabad, Telangana - 500001.
 4. The District Registrar, Ranga Reddy District, Telangana.
 5. The Sub-Registrar, Shamshabad, Ranga Reddy District, Telangana.[RR 1 TO 5 By SPAD]
 6. One CC to Sri. SANNAPANENI LOHIT 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
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HIGH COURT

PK, J

DATED: 13-07-2026

Post on 7.9.2026

ORDER

WP.No.20710 of 2026



DIRECTION