

HIGH COURT FOR THE STATE OF TELANGANA, AT HYDERABAD

THURSDAY, THE THIRTY FIRST DAY OF JULY,

TWO THOUSAND AND TWENTY FIVE

:PRESENT:

THE HONOURABLE SRI JUSTICE K. SARATH

WRIT PETITION NO: 22445 OF 2025

Between:

Sri MANDUGULA NARENDER GOUD, S/o. Sri LATE M. RAGHAVULU.

...Petitioner

AND

1. The State of Telangana, represented by its Principal Secretary, Department of Revenue, Stamps and Registration, Secretariat, Hyderabad
2. The Commissioner, and Inspector General Registrations and Stamps, Government of Telangana, Hyderabad.
3. The District Collector, Ranga Reddy District
4. The District Registrar, Registration and Stamps, Ranga Reddy District, Hyderabad.
5. The Sub-Registrar, Registrar Office, 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 one in the nature of Writ of Mandamus declaring the action of the Respondent No.5 in passing the refusal order vide No 76/2025 dated 23.07.2025 in furtherance of the letter No.vide Lr.No. JC-1/Peshi/Spl/2009 dated 20-02-2009 for all that piece and parcel of the undivided and unspecified notional half share in Plot No.176/A (West Part), admeasuring 100 Sq.yds, or its equivalent 83.61Sq.mtrs(out of 400 Sq.yds) in Survey No.200 Situated at "Sreepuram Colony" in Saheb Nagar Kalan Village, Hayathnagar Revenue Mandal, Ranga Reddy District, under Ward No.5, Block No.8 of GHMC Limits, Hayathnagar Circle, under registration Sub-District Vanasthalipuram in the prohibitory list U/s 22 (A) of Registration Act, arbitrary, illegal and consequently direct the Respondent No 5 to register and release the sale deed vide Pending Document No. P167/2025 dated 08.07.2025 without reference to letter No. vide Lr. No. JC-1/Peshi/Spl/2009 dated 20-02-2009.

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 register and release the sale deed vide pending document No. P167/2025 dated 08.07.2025 in respect of all that piece and parcel of the undivided and unspecified notional half share in Plot No.176/A (West Part), admeasuring 100 Sq.yds, or its equivalent 83.61 Sq.mtrs (out of 400 Sq.yds) in Survey No.200 Situated at "Sreepuram Colony" in Saheb Nagar Kalan Village, Hayathnagar Revenue Mandal, Ranga Reddy District, under Ward No.5, Block No.8 of GHMC Limits, Hayathnagar Circle, under registration Sub-District Vanasthalipuram, pending disposal of WP 22445 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 ESLAVATH RAJU Advocate for the Petitioner and GP FOR STAMPS AND REGISTRATION for Respondent Nos. 1 to 5 and 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 23.07.2025, 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.

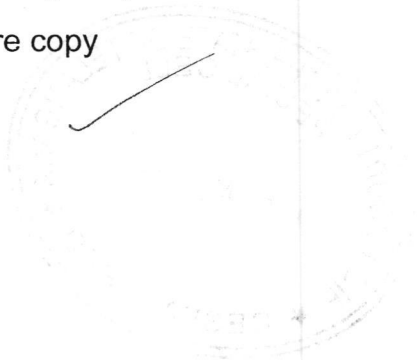
Post this matter along with W.P.No.654 of 2025.

Sd/- T.TIRUMALA DEVI
DEPUTY REGISTRAR

//TRUE COPY//


SECTION OFFICER

To,

1. The Principal Secretary, Department of Revenue, Stamps and Registration, State of Telangana, Secretariat, Hyderabad.
 2. The Commissioner, and Inspector General Registrations and Stamps, Government of Telangana, Hyderabad.
 3. The District Collector, Ranga Reddy District.
 4. The District Registrar, Registration and Stamps, Ranga Reddy District, Hyderabad.
 5. The Sub-Registrar, Registrar Office, Vanasthalipuram, Ranga Reddy District. (Addresses 1 to 5 by RPAD)
 6. One CC to SRI. ESLAVATH RAJU Advocate [OPUC]
 7. Two CCs to GP FOR STAMPS AND REGISTRATION, High Court at Hyderabad. [OUT]
 8. One spare copy
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HIGH COURT

SKJ

DATED:31/07/2025

POST ALONG WITH W.P.No.654 OF 2025

ORDER



WP.No.22445 of 2025

INTERIM DIRECTION