

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

THURSDAY, THE SEVENTH DAY OF AUGUST

TWO THOUSAND AND TWENTY FIVE

**:PRESENT:
THE HONOURABLE SRI JUSTICE K. SARATH**

IA Nos. 1 & 2 OF 2025

IN

WP NO: 22538 OF 2025

IA No. 1 OF 2025 IN WP NO: 22538 OF 2025

Between:

M/s. Vediri Estates Private Limited, rep. by its Managing Director, V. Pandu Ranga Reddy, S/o. V. Shiva Reddy, aged about 75 years, R/o. 3-4-496, Jyothi Arcade, Barkatpura, Hyderabad.

Petitioner/ Petitioner

AND

1. The State of Telangana, rep. by its Principal Secretary, Revenue (Stamps and Registration) Department, Secretariat, Hyderabad.
2. The District Collector, Ranga Reddy District at Kongarakalan.
3. The Tahsildar, Serilingampally Mandal, Ranga Reddy District.
4. The Sub-Registrar, Serilingampally, Ranga Reddy District.
5. The District Registrar, Ranga Reddy District at Hyderabad.

Respondents/ Respondents

Counsel for the Petitioner : M/S BHARADWAJ ASSOCIATES

Counsel for the Respondents: GP FOR STAMPS AND REGISTRATION

Petition under Section 151 CPC praying that in the circumstances stated in the affidavit filed in support of the petition, the High Court may be pleased to direct the respondents 3, 4 and 5 to entertain and register sale deed/sale deeds which may be executed and presented by the petitioner in favour of prospective purchasers in respect of the subject land admeasuring Ac.24-35 guntas in Sy.No.77/Part of Hafeezpet village, Serilingampally Mandal, Ranga Reddy District without taking into account the nature of the land being described as government land in the website

information of the 1st respondent and release the registered sale deeds to the petitioner, Pending disposal of WP No. 22538 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,

IA No. 2 OF 2025 IN WP NO: 22538 OF 2025

Between:

M/s. Vediri Estates Private Limited, rep. by its Managing Director, V. Pandu Ranga Reddy, S/o. V. Shiva Reddy, aged about 75 years, R/o. 3-4-496, Jyothi Arcade, Barkatpura, Hyderabad.

Petitioner/ Petitioner

AND

1. The State of Telangana, rep. by its Principal Secretary, Revenue (Stamps and Registration) Department, Secretariat, Hyderabad.
2. The District Collector, Ranga Reddy District at Kongarakalan.
3. The Tahsildar, Serilingampally Mandal, Ranga Reddy District.
4. The Sub-Registrar, Serilingampally, Ranga Reddy District.
5. The District Registrar, Ranga Reddy District at Hyderabad.

Respondents/ Respondents

Counsel for the Petitioner : M/S BHARADWAJ ASSOCIATES

Counsel for the Respondents: GP FOR STAMPS AND REGISTRATION

Petition under Section 151 CPC praying that in the circumstances stated in the affidavit filed in support of the petition, the High Court may be pleased to direct the 3rd respondent to grant permission for conversion of the subject land admeasuring Ac.24-35 guntas in Sy.No.77/P of Hafeezpet village, Serilingampally Mandal, Ranga Reddy District on payment of the requisite conversion fee without taking an objection that it is government land, Pending disposal of WP No. 22538 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 The Court made the following

ORDER:

Heard Sri Vedula Venkataramana, learned Senior Counsel for the petitioner and Smt S.Sravanthi, learned Assistant Government Pleader for Stamps and Registration appearing for the respondents.

Learned Senior Counsel for the petitioner submits that the respondents are not removing the suit schedule property admeasuring Ac.24-35 guntas in Sy.No.77/Part of Hafeezpet Village, Serlingampally Manda, Ranga Reddy District from the prohibition list on the ground that the land is Government land and not permitting the petitioner to convert the land for non-agricultural use and also not registering the subject property of the petitioner.

Learned Senior Counsel for the petitioner further submits that earlier the petitioner filed W.P.No.15056 of 2014 and this Court allowed the said writ petition on 17.03.2016 by directing the respondents therein to incorporate the name of the petitioner as owner and possessor of the subject land in all the revenue records including pahanies by deleting the entry "Government land". In view of the said order, the respondent-authorities filed W.A.No.579 of 2016 and this Court dismissed the said writ appeal filed by the respondents on 19.10.2023 and the same was challenged before the Hon'ble Supreme Court in SLP (C).No.12113 of 2024 and the same was dismissed by the Hon'ble Supreme Court on 07.06.2024. In spite of that the respondents are continuing suit schedule property in prohibition list on the ground that the land is Government land and not permitting the petitioner to convert the land for non-agricultural use and sell the property. Hence, requested this Court to pass interim orders by directing the respondents to permit the petitioner to convert the land for non agricultural purpose and also permit the registration of the subject property of the petitioner.

Learned Assistant Government Pleader for Stamps and Registration basing on the written instructions issued by the respondent No.3 submits that as per the Revenue Records, the land in Sy.Nos.77 to 80 of Hafeezpet Village are classified as "Sarkari Poramboke" and the suit lands are covered under CS 14 of 1958. Further it is submitted that, the Sy.No.77 to 80 of Hafeezpet Village are recorded in 22-A Register i.e., Prohibitory Property Register. In view of the same, the respondents are not permitting the petitioner to convert the land from agriculture to non-agricultural purpose and not registering the document and requested not to grant interim order and seeks time to file counter in the writ petition.

After hearing both sides and perusing the material on record, this Court is of the considered view that this Court declared that the property of the

petitioner is not a Government land and directed the respondents to incorporate the name of the petitioner as pattadar in W.P.No.15056 of 2014 on 17.03.2016 and the same was challenged by the respondents in W.A.No.579 of 2016 and the Division Bench of this Court dismissed the writ appeal filed by the respondents on 19.10.2023. Against the same, the respondents filed SLP (C).No.12113 of 2024 before the Hon'ble Supreme Court and the Hon'ble Supreme Court dismissed the said SLP on 07.06.2024. In view of the same, the respondents cannot continue the property of the petitioner under prohibitory list on the ground that the said land is a Government land.

In view of the above circumstances, pending further orders, the respondents are directed to permit the petitioner for converting the subject land from agriculture to non-agricultural purpose and also permit the registration of the property of the petitioner.

//TRUE COPY//

SD/- K. BHAVANI SWAMY
ASSISTANT REGISTRAR

25


SECTION OFFICER

To,

1. The Principal Secretary, Revenue (Stamps and Registration) Department, State of Telangana, Secretariat, Hyderabad.
2. The District Collector, Ranga Reddy District at Kongarakalan.
3. The Tahsildar, Serilingampally Mandal, Ranga Reddy District.
4. The Sub-Registrar, Serilingampally, Ranga Reddy District.
5. The District Registrar, Ranga Reddy District at Hyderabad.(RR1 to 5 by RPAD)
6. One CC to SRI. M/S BHARADWAJ ASSOCIATES Advocate [OPUC] ✓
7. Two CCs to GP FOR STAMPS AND REGISTRATION, High Court at Hyderabad. [OUT]
8. One spare copy

HIGH COURT

SKJ

DATED:07/08/2025

LIST ON:04.09.2025

**ORDER
IA. NOS. 1 & 2 OF 2025
IN**

WP.No.22538 of 2025

DIRECTION

