

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

:PRESENT:

THE HONOURABLE MRS JUSTICE SUREPALLI NANDA
WP NO: 22032 OF 2025

Between

Kosaraju Bhavitha, D/o. K. Ashok Kumar Aged. 25 Yrs, Occ. Service, Rio. Plot No. 88, Survey No.206, Kondapur (V), Serilingampally (M), Under GHMC, Ranga Reddy District, T.S.

.....PETITIONER

AND

1. The State of Telangana, Rep by its Principal Secretary Revenue Department, secretariat, Hyderabad.
2. The State of Telangana, Rep by its Principle Secretary (Stamps and Registration) Department, Secretariat Building, Hyderabad
3. The District Registrar, Registration and Stamps, Hyderabad, Telangana.
4. The Joint Sub-Registrar - I, Stamps and Registration R0/0 B., Ranaga Reddy District.
5. The District Collector, Urban Land and Ceiling, 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 3rd respondents in refusing the registration of pending document No.440/2025 dated. 30-06-2025 of Sale Deed dated 30-06-2025 (Presented for registration on dated 11-07-2025) on the ground of refusal order No.262/2025 dated. 16-07-2025 as illegal, arbitrary against the provisions of Registration Act and Stamp Act and unconstitutional, being in violation of Articles, 14, 21 of the constitution of India and consequently direct the 3rd Respondent to register and release the Sale Deed dated 30-06-2025 presented for registration on 11-07-2025 in respect of Plot No.88, in Survey No.206, admeasuring 200 sq. yards, situated at Kondapur (V), Serilingampally (M), Under GHMC, Ranga Reddy District, T.S., bounded by North. Plot No.87, South. Plot

No.89, East. Plot No. 97, West. 30 Ft. Wide Road., without reference to refusal order No.262/2025 dated. 16-07-2025 and without insisting for NOC/Permission from Urban Land and Ceiling, Department in the interest of the Justice;

I.A. NO: 1 OF 2025

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 3rd Respondent to register the pending document No.440/2025 dated. 30-06-2025 of Sale Deed dated 30-06-2025 presented by the Petitioners in respect of Plot No.88, in Survey No.206, admeasuring 200 sq. yards, situated at Kondapur (V), Serilingampally (M), Under GHMC, Ranga Reddy District, T.S., bounded by North. Plot No.87, South. Plot No.89, East. Plot No. 97, West. 30 Ft. Wide Road., without reference to refusal order No.262/2025 dated. 16-07-2025 and without insisting for NOC/Permission from ULC Department, pending disposal of WP No 22032 of 2025, on the file of the High Court.

The petition coming on for hearing, upon perusing the petition and the grounds filed in support thereof and upon hearing the arguments of SMT THAKUR ROOPA SINGH Advocate for the Petitioner, AGP FOR REVENUE for respondent Nos. 1 and 5 and AGP FOR STAMPS AND REGISTRATION for respondent Nos. 2, 3 and 4, the Court made the following.

ORDER

Heard Smt.Thakur Roopa Singh, learned counsel appearing on behalf of the petitioner, learned Assistant Government Pleader for Revenue appearing on behalf of respondent Nos.1 and 5 and learned Assistant Government Pleader for Stamps and Registration appearing on behalf of respondent Nos.2, 3 and 4.

Learned counsel appearing on behalf of the petitioner submits that the subject issue in the present writ petition is squarely covered by the order of this Court, dated 04.06.2024 passed in W.P.No.13679 of 2024. Hence, the petitioner is entitled for the same relief as extended to the petitioner in W.P.No.13679 of 2024.

The relevant portion of the order of this Court dated 04.06.2024 passed in W.P.No.13679 of 2024 is extracted hereunder:-

In similar circumstances, vide order dated 30.04.2024 in W.P.No.10617 of 2024, this Court has granted interim order to respondent No.3.

The petitioners herein are also standing on the very same footing, to maintain parity, they are also entitled for the very same order.

In the light of the orders of the Hon'ble Apex Court in Civil Appeal No.4019 of 2018 (Special Leave petition (C) No.15009 of

2016), there shall be interim direction to the respondent No.3-Joint Sub Registrar-I, Stamps and Registration RO/O.B, Ranga Reddy District, to register the documents stated to have been submitted by the petitioners for registration in respect of the schedule property. However, such registration would be treated as provisional registration and subject to further orders in this Writ Petition. The petitioners shall not claim equities in the event of this Writ Petition being dismissed.

List this matter along with W.P.Nos.18062 of 2020, 2836 and 10617 of 2024 on 20.06.2024.

Learned Assistant Government Pleader for Revenue appearing on behalf of respondent Nos.1 and 5 and learned Assistant Government Pleader for Stamps and Registration appearing on behalf of respondent Nos.2, 3 and 4 do not dispute the said submission made by the learned counsel appearing on behalf of the petitioner.

Taking into consideration the submissions made by the learned counsel appearing on behalf of the petitioner, learned Assistant Government Pleader for Revenue appearing on behalf of respondent Nos.1 and 5 and learned Assistant Government Pleader for Stamps and Registration appearing on behalf of respondent Nos.2, 3 and 4 in I.A. No. 1 of 2025, and duly considering the averments made in the affidavit filed in support of I.A.No.1 of 2025:

There shall be interim direction to the respondent No.4-Joint Sub Registrar-I, Stamps and Registration RO/O.B, Ranga Reddy District, to register the documents stated to have been submitted by the petitioner for registration in respect of the schedule property. However, such registration would be treated as provisional registration and subject to further orders in this Writ Petition. The petitioner shall not claim equities in the event of this Writ Petition being dismissed.

List the matter on 25.08.2026 for hearing.

Sd/- A.JAYASREE
ASSISTANT REGISTRAR

//TRUE COPY//


SECTION OFFICER

To,

1. The Principal Secretary, State of Telangana, Revenue Department, Secretariat, Hyderabad.[By SPAD]

2. The Principal Secretary (Stamps and Registration) Department, State of Telangana, Secretariat Building, Hyderabad[By SPAD] ✓
3. The District Registrar, Registration and Stamps, Hyderabad, Telangana.[By SPAD]
4. The Joint Sub-Registrar - I, Stamps and Registration RC/O B., Ranga Reddy District.[By SPAD]
5. The District Collector, Urban Land and Ceiling, Ranga Reddy District.[By SPAD]
6. One CC to SMT. THAKUR ROOPA SINGH Advocate [OPUC] ✓
7. Two CCs to GP FOR STAMPS AND REGISTRATION, High Court for the State of Telangana, at Hyderabad [OUT] ✓
8. Two CCs to GP FOR REVENUE, High Court for the State of Telangana, at Hyderabad [OUT] ✓
9. One spare copy ✓

HIGH COURT

SN, J

DATED: 23-07-2026

LIST ON 25.08.2026

ORDER

WP.No.22032 of 2025

DIRECTION

