

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

**MONDAY, THE TWENTIETH DAY OF JULY
TWO THOUSAND AND TWENTY SIX**

:PRESENT:

**THE HONOURABLE SRI JUSTICE PULLA KARTHIK
WP NO: 21901 OF 2026**

Between

Nalluri Kavya, W/o Gudi Vamshidhar Reddy, aged 37 years, Occ. Business R/o Flat No. 301, Sai Silicon Residency, Plot No. 56, Jagruthi Colony, Kondapur, Serilingampallv, Ranga Reddy District represented by her CPA Holders, (1) Nandraj Nagaraj S/o Nandraj Namdev and (2) Bhagyashree Nandraj W/o Nandraj Nagaraj, Both R/o Flat No. 501, F Block, Aparna Cyberzon Apartments, Nallagandla, Hyderabad 500019

.....PETITIONER

AND

1. State of Telangana, represented by its Principal Secretary, Revenue (Regn.) Department at Secretariat, Hyderabad
2. The District Collector, Ranga Reddy District at Kongara Kalan, Ibrahimpatnam Mandal, Ranga Reddy District
3. The District Registrar, Ranga Reddy District
4. The Sub Registrar, Serilingampalli, 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 a Writ of Mandamus or any other appropriate Writ or Writs, Order or Direction, declaring the Refusal Order No. 76 of 2026 dated 15.6.2026 and the Intimation of Refusal in Lr. No. 398/SR-Srigmply/ 2026 dated 15.6.2026 issued by the 4th Respondent herein, as illegal, arbitrary and without jurisdiction and to consequently direct the 4th Respondent to forthwith register and release the Sale Deed presented by the petitioner in respect of Flat No. 703 in 7th Floor (Door No. 1-100/GC/ 703) in Sy. No. 124/LU, Golden Crest situated at Gopanpally Village, Serilingampally Mandal, under the limits of GHMC, Ranga Reddy District, which is kept pending vide P.165/2026 , Award costs.

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 issue interim directions to the 4th Respondent to forthwith register and release the Sale Deed presented by the petitioner in respect of Flat No. 703 in 7th Floor (Door No. 1-100/ GC/ 703) in Sy. No. 124/LU, Golden Crest situated at Gopanpally Village, Serilingampally Mandal, under the limits of GHMC, Ranga Reddy District, which is kept pending vide P.165/2026, without reference to the Refusal Order No. 76 of 2026 dated 15.6.2026 and the Intimation of Refusal in Lr. No. 398/SR-Srigmply/2026 dated 15.6.2026 issued by the 4th Respondent herein, pending disposal of WP No 21901 of 2026, 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 Sri N Sreedhar Reddy Advocate for the Petitioner and GP For Stamps And Registration for the Respondents, the Court made the following.

ORDER

Notice before admission.

Learned Government Pleader for Stamps and Registration takes notice on behalf of respondents, 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.

The learned counsel for the petitioner submits that the petitioner is the owner and possessor of Flat No.703 in 7th floor vide PTIN No.1205504732, built up area of 2175 sft. undivided share of 60 sq.yards in Sy.No.124/LU, Golden Crest, Gopanpally village, Serilingampally Mandal, Ranga Reddy district, having purchased the same from Belide Sai Chandu under registered sale deed bearing document No.3242 of 2024 dated 28.3.2024. When the petitioner intends to sell the said property to respondent No.4 and presented the sale deed for registration on 10.6.2026, the same was initially kept pending vide document P.No.165/2026 and thereafter, the respondent No.4 has issued impugned Refusal Order No.76 of 2026 dated 15.6.2026 on the ground that the subject property is notified in prohibitory list of properties by the respondent No.2 vide Lr.No.E1/4478/2024 dated 12.11.2025.

According to the learned counsel, the land in Sy.No.124/LU of Gopanpally village is a private property and that the said land is not included in the prohibited list of properties. However, without verifying the same, the respondents have refused for registration in an arbitrary manner. The learned counsel further submitted that in the proforma Notification vide Letter No.E1/4478/2024 dated 12.11.2025, the respondents have furnished the details



of properties under Section 22-A (b) of the Registration Act, 1908, wherein they have included the lands in Survey Nos.124/LU1, 124/LU3 and 124/LU2 of Gopanpally village, which is reflected at Serial Nos.99, 100 and 101 respectively of the said notification, but not Sy.No.124/LU.

The learned Assistant Government Pleader appearing for the respondents, on oral instructions, submits that the subject property i.e., Survey No.124/LU is not included in the said notification.

A perusal of the proforma notification dated 12.11.2025, clearly shows that the subject property, which is in Sy.No.124/LU was not included in the prohibited list of properties.

In view of the above, there shall be interim direction to the respondents to register and release the sale deed presented by the petitioner in respect of the subject property without reference to the impugned Refusal Order No.76 of 2026 dated 15.6.2026, subject to petitioner complying with the provisions of the Registration Act, 1908 and the Indian Stamp Act, 1899. The parties are prohibited from proceeding with further conveyance of the property except on obtaining required permission from this Court. Further the registration shall be subject to the final result of the writ petition.

Registry shall make an endorsement to the effect that the writ petition shall not be permitted to be withdrawn.

For counter, post on 21.9.2026.

Sd/- B.REKHA RANI
ASSISTANT REGISTRAR

//TRUE COPY//

SECTION OFFICER

To,

1. The Principal Secretary, Revenue (Regn.) Department, State of Telangana, Secretariat, Hyderabad[By SPAD]
2. The District Collector, Ranga Reddy District at Kongara Kalan, Ibrahimpatnam Mandal, Ranga Reddy District[By SPAD]
3. The District Registrar, Ranga Reddy District[By SPAD]
4. The Sub Registrar, Serilingampalli, Ranga Reddy District[By SPAD]
5. One CC to Sri. N SREEDHAR REDDY Advocate [OPUC]

6. Two CCs to GP FOR STAMPS AND REGISTRATION, High Court for the State of Telangana, at Hyderabad [OUT]
7. One spare copy

HIGH COURT

PK, J

DATED: 20-07-2026

post on 21.9.2026

ORDER

WP.No.21901 of 2026

INTERIM DIRECTION

