

**(SHOW CAUSE NOTICE BEFORE ADMISSION)**  
**IN THE HIGH COURT FOR THE STATE OF TELANGANA AT HYDERABAD**  
 TUESDAY, THE FIFTH DAY OF AUGUST  
 TWO THOUSAND AND TWENTY FIVE

**:PRESENT:**

**THE HONOURABLE SRI JUSTICE K. SARATH**  
**WRIT PETITION NO: 23116 OF 2025**

**Between:**

Janga Srinivas, S/o J.V.S Surya Narayana aged 53 years Occ. Govt Employee R/o H.No.5-6-144, Vaidehi Nagar, Vanasthalipuram, Hayathnagar, Rangareddy District.

**Petitioner**

**AND**

1. The State of Telangana, Rep by its Principal Secretary, Stamps and (Registration) Department Government of Telangana Secretariat Buildings Hyderabad.
2. The Commissioner and Inspector General, Registration and Stamps Department Government of Telangana Secretariat Buildings Hyderabad.
3. The District Collector, Ranga Reddy District at Ranga Reddy
4. The District Registrar, Registration and Stamps Department, Ranga Reddy District
5. The Sub Registrar, Office of the Sub Registrar Vanasthalipuram, Ranga Reddy District

**Respondents**

WHEREAS the Petitioner above named through his Advocate SRI N MANOHAR presented this 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, Order or Direction, more particularly one in the nature Writ of Mandamus or any other appropriate order declaring the refusal order No. 71/2025 through Intimation letter No.P158/R71/387/2025 dt.08.07.2025, vide pending Doc. No. P158/2025 in furtherance to the letter No JC-1/peshi/ Spl/2009 dt. 20.02.2009 in respect of Residential Flat bearing No.GE (Ground Floor) Municipal House No.5-6-329/1GE, (PTIN No.1030508643) on Plot No.575, undivided share of land admeasuring 12 sq.yards out of 311 sq. yards with plinth area of 800 sft. including common areas in Sy.No.201/3, Under Ward No.5, Block No.6, 'Swapna Madhavi Arcade' situated at Vaidhehi nagar, Sahebhnagar Kalan village, Hayathnagar Revenue Mandal, Ranga Reddy District, as illegal, arbitrary, without jurisdiction, violative of principles of natural justice and contrary to the provisions of Registration Act and rules made thereunder, consequently direct the 5th respondent sub registrar to receive, register and release the sale deed vide pending as Doc. No. P158/2025 Dt.30.06.2025;

AND WHEREAS the High Court upon perusing the petition and affidavit filed herein and upon hearing the arguments of Sri N MANOHAR Advocate for the Petitioner and GP FOR STAMPS AND REGISTRATION for respondents, directed issue of notice to the Respondents herein to show cause as to why this WRIT PETITION should not be admitted.

You viz:

1. The Principal Secretary, State of Telangana, Stamps and (Registration) - Department Government of Telangana Secretariat Buildings Hyderabad.
2. The Commissioner and Inspector General, Registration and Stamps - Department Government of Telangana Secretariat Buildings Hyderabad.
3. The District Collector, Ranga Reddy District at Ranga Reddy
4. The District Registrar, Registration and Stamps Department, Ranga Reddy District
5. The Sub Registrar, Office of the Sub Registrar Vanasthalipuram, Ranga Reddy District.

are directed to show cause as to why in the circumstances set out in the petition and the affidavit filed therewith (copy enclosed) this WRIT PETITION should not be admitted.

**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 5th respondent sub registrar to receive, register and release the sale deed dt.30.06.2025 vide pending Doc.No.P158/2025 forthwith, as otherwise petitioners stands to suffer serious hardship and irreparable loss and injury., pending disposal of WP No. 23116 of 2025, on the file of the High Court.

**The Court made the following:**

**ORDER**

**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 08.07.2025, the Sub Registrar, Vanasthalipuram, Ranga Reddy District, has refused to receive, register and release the subject document presented by the petitioner, based 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.

Registry is further directed to post this matter along with W.P.No.654 of 2025.

Sd/- AHMED ABDULLA KHAN  
ASSISTANT REGISTRAR

//TRUE COPY//

  
SECTION OFFICER

To,

1. The Principal Secretary, State of Telangana, Stamps and (Registration) —  
Department Government of Telangana Secretariat Buildings Hyderabad.
2. The Commissioner and Inspector General, Registration and Stamps —  
Department Government of Telangana Secretariat Buildings Hyderabad.
3. The District Collector, Ranga Reddy District at Ranga Reddy —
4. The District Registrar, Registration and Stamps Department, Ranga Reddy —  
District
5. The Sub Registrar, Office of the Sub Registrar Vanasthalipuram, Ranga —  
Reddy District.  
(RR 1 to 5 by RPAD- along with a copy of petition and affidavit)
6. The Section Officer, Non-service Section, High Court at Hyderabad. —
7. One CC to SRI. N MANOHAR Advocate [OPUC] —
8. Two CCs to GP FOR STAMPS AND REGISTRATION, High Court at —  
Hyderabad. [OUT]
9. One spare copy —

HIGH COURT

SKJ

DATED:05/08/2025

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

NOTICE BEFORE ADMISSION

WP.No.23116 of 2025

DIRECTION

