



2025:TSHC:48121
[3302]

**IN THE HIGH COURT FOR THE STATE OF TELANGANA
AT HYDERABAD
(Special Original Jurisdiction)**

**THURSDAY, THE TWENTY FIRST DAY OF AUGUST
TWO THOUSAND AND TWENTY FIVE**

PRESENT

THE HONOURABLE SRI JUSTICE K. SARATH

WRIT PETITION NO: 24848 OF 2025

Between:

Mr. V. S. Ranga Raju, S/o V. Rama Chandra Raju, aged 68 years, Occ.
Business, R/o H.No.5-1-138, Plot No.138, JPN Nagar, Miyapur, Hyderabad.

...PETITIONER

AND

1. The State of Telangana, rep. By its Secretary, Revenue Department, Secretariat, Hyderabad.
2. The Commissioner and Inspector General of Registration and Stamps, Telangana, Hyderabad.
3. The District Collector, Ranga Reddy Distrit.
4. The District Registrar, Ranga Reddy District.
5. The Joint Sub-Registrar-II, RO.(OB) 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, Order or Direction more particularly one in the nature of Writ of Mandamus declaring the Refusal Order No.189 of 2025 dt.05/06/2025 refusing to receive, register and release the Sale Deed bearing P.No.363/2025 relating to the House Plot No.87, admeasuring 200 sq. yards, in Sy.No.44 (Sub-Division Nos.44/3/1, 44/2 and 44/5), situated at Maktha Mahabubpet village, Serilingampally Mandal under GHMC Serilingampally Circle, R.R.District and the Letter Lr.No.E1/3387/2024 dt.03/10/2024 issued by the 3rd respondent without establishing title to the lands, as highly illegal, contrary to law and set aside the Lr.No.E1/3387/2024 dt.03/10/2024 and the refusal order No.189 of 2025 dt.05/06/2025 and consequently direct the 5th respondent to receive, register and release the Sale Deed bearing P.No.363/2025 relating to the House Plot No.87, admeasuring 200 sq. yards, in Sy.No.44 (Sub-Division



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Nos.44/3/1, 44/2 and 44/5), situated at Maktha Mahabubpet village,
Serilingampally Mandal under GHMC Serilingampally Circle, R.R.District

IA NO: 1 OF 2025

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 5th respondent to receive, register and release the Sale Deed bearing P.No.363/2025 relating to the House Plot No.87, admeasuring 200 sq. yards, in Sy.No.44 (Sub-Division Nos.44/3/1, 44/2 & 44/5), situated at Maktha Mahabubpet village, Serilingampally Mandal under GHMC Serilingampally Circle, R.R.District without reference to the Letter No.E1/3387/2024 dt.03/10/2024 issued by the 3rd respondent and the Refusal Order No.189 of 2025 dt.05/06/2025 issued by the 5th respondent pending disposal of the writ petition

Counsel for the Petitioner: SRI N. M. KRISHNAIAH

**Counsel for the Respondents: Smt. S. SRAVANTHI,
AGP FOR STAMPS AND REGISTRATION**

The Court made the following: ORDER



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THE HONOURABLE SRI JUSTICE K.SARATH

WRIT PETITION No.24848 of 2025

ORDER:

Heard Sri N.M.Krishnaiah, learned Counsel for the petitioner and Smt S.Sravanthi, learned Assistant Government Pleader for Stamps and Registration appearing for the respondents. With their consent, this writ petition is disposed of at the stage of admission itself.

2. The learned Counsel for the petitioner has submitted that on earlier occasion, this Court passed order in W.P.No.33090 of 2023 dated 06.12.2023 and directed the respondent authorities to register the documents presented /pending before the respondent authorities with regard to the same survey number without reference to the Notification dated 26.09.2013. The subject land in the present writ petition also pertains to the same survey number and also similar letter issued by the respondent No.3 in Lr.No.E1/3387/2024, dated 03.10.2024. In view of the same, the respondent No.5 issued impugned Refusal Order No.189 of 2025, dated 05.06.2025.



3. Learned Counsel for the petitioner further submits that there is a chequered history of Sy.No.44 situated at Maktha Mahabubpet Village, Serilingampally Mandal, Ranga Reddy District. With regard to the entries of Sy.No.44 in revenue records, the orders passed by the Chief Commissioner of Land Administration in File No.P3/456/2013, dated 29.05.2014 was set aside by this Court earlier in W.P.No.23574 of 2014, dated 17.01.2017 and granted liberty to the authorities to take action as per the order passed by the Joint Collector in E1/7306/1999 on 19.01.2013 and the Joint Collector in his order dated 19.01.2013 directed the Deputy Collector and Tahsildar, Serilingampally Mandal, Ranga Reddy District to examine the records in respect of the subject lands and if he found any fabricated material produced relating to fraud for issuance of supplementary sethwar and for obtaining correction of revenue records, file comprehensive Civil Suit for declaration of title and for recovery of possession in favour of Government in accordance with law. Aggrieved by the orders in W.P.No.23574 of 2014, dated 17.01.2017, the



respondent authorities have filed W.A.No.1499 of 2018 and the same was dismissed by the Division Bench of this Court on 25.11.2024. In spite of that the respondents again showing the suit schedule property in the prohibited list and the same is contrary to the orders of this Court.

4. Learned counsel for the petitioner further submits that this Court passed orders in W.P.No.33090 of 2023, dated 06.12.2023 and directed the registering authorities to register the lands without reference to the notification dated 26.09.2013. The subject land in the present writ petition also pertains to same survey number and the respondent No.3 in Lr.No.E1/3387/2024, dated 03.10.2024 before the dismissal of W.A.No.1499 of 2018, dated 25.11.2024. Basing on the letter dated 03.10.2024 issued by the respondent No.3, the respondent No.5 issued impugned Refusal Order No.189 of 2025, dated 05.06.2025 and the same has to be liable to be set aside.

5. On the other hand, learned Assistant Government Pleader for Stamps and Registration not disputing the



disposal of the W.P.No.33090 of 2023 dated 06.12.2023 and also the orders in W.P.No.23574 of 2014, dated 17.01.2017 and W.A.No.1499 of 2018 dated 25.11.2024 and requested to pass appropriate orders.

6. Recording the above submission made by learned counsel on either side and without expressing any opinion on the merits of the case, this writ petition is disposed of directing the Registering Authority to receive, register and release the subject document presented by the petitioner, without reference to the letter dated 03.10.2024 issued by the respondent No.3 and without reference to the impugned Refusal Order No.189 of 2025, dated 05.06.2025 issued by the respondent No.5, subject to the petitioner complying with the provisions of the Indian Registration Act, 1908 and Indian Stamps Act, 1899. It is also open to the Registering Authority to refuse to register the document if any other objection and communicate the said decision to the petitioner.

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7. It is also made clear that this order does not preclude the Government/District Collector to take appropriate steps as warranted by law and to assert its title. If any proceedings/suit/appeal pending between the executants of the document/Government or any other interested party, the registration of the document will be subject to the result of that proceedings/suit/appeal.

8. Accordingly, this writ petition is disposed of. No order as to costs.

9. Miscellaneous Petitions, if any, pending in this writ petition shall stand closed.

SD/-A. SRINIVASA REDDY
ASSISTANT REGISTRAR

//TRUE COPY//

SECTION OFFICER

To,

1. The Secretary, Revenue Department, Secretariat, T.S., Hyderabad.
2. The Commissioner and Inspector General of Registration and Stamps, Telangana, Hyderabad.
3. The District Collector, Ranga Reddy Distrit.
4. The District Registrar, Ranga Reddy District.
5. The Joint Sub-Registrar-II, RO.(OB) Ranga Reddy District.
6. One CC to SRI. N. M. KRISHNAIAH, Advocate [OPUC]
7. Two CCs to GP FOR STAMPS AND REGISTRATION, High Court for the State of Telangana at Hyderabad [OUT]
8. Two CD Copies

BM
BS



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HIGH COURT

DATED:21/08/2025



ORDER

WP.No.24848 of 2025

**DISPOSING OF THE WRIT PETITION
WITHOUT COSTS**

11
Asm
9/12/25

~~ASR~~