



[3302]

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

**FRIDAY, THE TWENTY SECOND DAY OF AUGUST
TWO THOUSAND AND TWENTY FIVE**

PRESENT

THE HONOURABLE SRI JUSTICE K. SARATH

WRIT PETITION NO: 24980 OF 2025

Between:

1. Smt Ursula Ignatius, W/o.Late.I.X.Francis, age about 73 years, Occupation.Housewife, Resident of H.No.49-274, Padmanagar Colony, IDPI, Colony Post, Phase-1, Qutubullapur, Hyderabad,
Rep by her Development Agreement cum GPA Holder. M/s.MECQUERYINFRAPROJECTSPRIVATELIMITED, A registered firm having its office at Flat No.102, Mecquery Silver Springs Apts, P.No.387, Defence Colony, Sainikpuri, Secunderabad-500 094, Telangana State,
Represented by its Directors. Sri. Nalla venkateswararao, S/o. Nallaarjunarao, aged about 48 years, Occupation. Business,
2. Smt.Nallavijayalakshmi, W/O. Sri.Nallavenkateswararao, aged about 43years, Occupation.Business,
Both are Resident of Flat No.102, Mecquery Silver Springs Apartments, P. No.387, Defence Colony, Sainikpuri, Secunderabad-500 094, Telangana State.

...PETITIONERS

AND

1. The State of Telangana, Rep.by. its Principal Secretary, Revenue (Stamps and Registration). Secretariat, Hyderabad.
2. The District Registrar, Medchal-Malkajgiri District.
3. The Sub Registrar, Quthbullapur, Medchal-Malkajgiri District.
4. The Collector, Medchal-Malkajgiri District.
5. The Tahasildar, Quthbullapur Mandal, Medchal-Malkajgiri 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 any Writ Order or direction more particularly one in the nature of Writ of Mandamus declaring the inaction of the Respondent No.3 in receiving,



registering and releasing of the sale deeds/deed of conveyance presented by the Petitioner in respect of the Semi Finished Flat Nos. 401, 402 (Fourth Floor), 501, 502 (Fifth Floor). with a built-up area of 5720.0 Sq. feet (including common area) and Car Parking area of 320.0 Sq. feet in Stilt Floor, along with undivided share of land admeasuring 200.0 Sq. yards (out of total land admeasuring 500.0 Sq. yards), in the building named as MECQUERYKLASSIK, constructed on Plot No.127, in Survey No.128/6, Situated at Padma nagar Colony, Quthbullapur Village, Quthbullapur Mandal and GHMC Circle, Medchal Malkajeri District, Telangana State, on the ground that the survey numbers where the Petitioners property is situated is notified under as prohibited property list under Section 22-A of Registration Act, on ground that the Lr No. EI/MDL/D1 1532 2017-1, Dated. 24.07.2024, as per the vide Gazette Notification RR No.83 communicated by Joint Collector, Ragna Reddy vide File No.E5/4730/ Quthbullapur dt 25/09/2013 and Deputy Collector and Tahasildar, Quthbullapur Mandal file No. B/583/2012 dt.17.02.2012 and Gazette Notification No.134 dt.10.03.2005 and G.O.Ms.No.292 and 296 Revenue (Registration I), 9th March, 2005 communicated by Commissioner and Inspector General (R and S), Hyderabad vide File No.G1/4661/2005 dt.02.07.2005, as illegal, arbitrary and unconstitutional and consequently direct the Respondent No.3 to receive, register and release the sale deeds/deed of conveyance presented by the Petitioner in respect of the Semi Finished Flat Nos. 401, 402 (Fourth Floor), 501, 502 (Fifth Floor), with a built-up area of 5720.0 Sq. feet (including common area) and Car Parking area of 320.0 Sq. feet in Stilt Floor, along with undivided share of land admeasuring 200.0 Sq. yards (out of total land admeasuring 500.0 Sq. yards), in the buildin2, named as MECQUERYKLASSIK , constructed on Plot No.127, in Survey No.128/6, Situated at Padma nagar Colony, Quthbullapur Village, Quthbullapur Mandal and GI-IMC Circle, Mcdchal Malkajgiri District, Telangana State.

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 Respondent No.3 to receive, register and release the sale deeds/deed of conveyance presented by the petitioner in respect of the Semi Finished Flat Nos. 401, 402 (Fourth Floor). 501, 502 (Fifth Floor), with a built-up area of 5720.0 Sq.



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feet (including_ common area) and Car Parking area of 320.0 Sq. feet in Stilt Floor, along with undivided share of land admeasuring 200.0 Sq. yards (out of total land admeasuring 500.0 Sq. yards), in the building named as "MECQUERYKLASSIK", constructed on Plot No.127, in Survey No.128/6, Situated at Padma nagar Colony, Quthbullapur Village, Quthbullapur Mandal and GHMC Circle, Medchal Malkajgiri District, Telangana State. without reference to the prohibited property list under Section 22-A of Registration Act, the Lr No. EI/MDL/D1/1532/2017-1, Dated. 24.07.2024, as per the vide Gazette Notification RR No.83 communicated by Joint Collector, Ragna Reddy vide File No.E5/4730/ Quthbullapur dt.25.09.2013 and Deputy Collector & Tahasildar, Quthbullapur Mandal file No. B/583/2012 dt.17.02.2012 and Gazette Notification No.134 dt.10.03.2005 and G.O.Ms.No.292 & 296 Revenue (Registration I), 9th March, 2005 communicated by Commissioner and Inspector General (R and S), Hyderabad vide File No.G1/4661/2005 dt.02.07.2005, pending_ disposal of the Writ Petition

Counsel for the Petitioners: SRI N. KRISHNA SUMANTH

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

The Court made the following: ORDER

**THE HONOURABLE SRI JUSTICE K.SARATH****WRIT PETITION No.24980 of 2025****ORDER:**

Heard Sri N.Krishna Kumanth, learned counsel for the petitioners 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.

2. Aggrieved by the action of the respondent No.3 in not receiving, registering and releasing of the sale deeds/deed of conveyance presented by the petitioners in respect of the semi finished Flat Nos.401, 402 (Fourth Floor), 501, 502 (Fifth Floor), with a built-up area of 5720.0 Sq. Feet (including common area) and Car parking area of 320.0 Sq. Feet in Stilt Floor along with undivided share of land admeasuring 200.0 Sq. yards (out of total land admeasuring 500.0 Sq. yards), in the building named as "Mecqueryklassik", constructed on Plot No.127 in Survey No.128/6 situated at Padma Nagar Colony, Quthbullapur Village, Quthbullapur Mandal and GHMC Circle, Medchal



Malkajgiri District, on the ground that the survey numbers where the petitioners' property is situated is notified under as prohibited property list under Section 22-A of Registration Act, basing on the Lr.No.E1/MDL/D1/1532/2017-1 dated 24.07.2012 as per the Gazette Notification RR. No.83 communicated by Joint Collector, Ranga Reddy *vide* File No.E5/4730/Quthbullapur dated 25.09.2013 and Deputy Collector & Tahasildar, Quthbullapur Mandal File No.B/583/2012 dated 17.02.2012 and Gazette Notification No.134 dated 10.03.2005 and G.O.Ms.No.292 & 296 Revenue (Registration-I), 09.03.2005 communicated by Commissioner and Inspector General (R and S), Hyderabad *vide* File No.G1/4661/2005 dated 02.07.2005, the petitioners filed the present writ petition.

3. Learned Assistant Government Pleader for Stamps and Registration submits that without presenting the documents, the petitioners have approached this Court seeking registration of the documents. If the petitioners presents the same before the Registering authority, the respondents will receive the same and follow the procedure



as contemplated under Section 71 of the Registration Act, 1908 (for short, 'the Act, 1908').

4. The Section 71 of the Act, 1908, reads as follows:

Reasons for refusal to register to be recorded.—

(1) Every Sub-Registrar refusing to register a document, except on the ground that the property to which it relates is not situated within his sub-district shall make an order of refusal and recorded his reasons for such order in his Book No.2, and endorse the words "registration refused" on the document; and, on application made by any person executing or claiming under the document, shall, without payment and unnecessary delay, give him a copy of the reasons so recorded.

(2) No registering officer shall accept for registration a document so endorsed unless and until, under the provisions hereinafter contained, the document is directed to be registered.

5. In view of the above made submissions coupled with the provision under Section 71 of the Act, 1908 and on perusing the entire material on record, this writ petition is disposed of directing the Registering Authority to receive, register and release the subject documents, subject to the petitioners complying with the provisions of the Act, 1908

as well as the Indian Stamp Act, 1899. It will be open to the Registering Authority to refuse the documents presented before him, if he has any objection, by duly assigning reasons in support of such decision and communicate the said decision to the petitioners. It is made clear that this Court has not expressed any opinion on merits of the case as to the entitlement of the petitioners to get the subject documents registered. There shall be no order as to costs.

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

SD/- MOHD. ISMAIL
DEPUTY REGISTRAR

//TRUE COPY//

SECTION OFFICER

To,

1. The Principal Secretary, Revenue (Stamps and Registration). Secretariat, The State of Telangana, Hyderabad.
2. The District Registrar, Medchal-Malkajgiri District.
3. The Sub Registrar, Quthbullapur, Medchal-Malkajgiri District.
4. The Collector, Medchal-Malkajgiri District.
5. The Tahasildar, Quthbullapur Mandal, Medchal-Malkajgiri District.
6. One CC to Sri N. Krishna Sumanth, 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

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HIGH COURT

DATED:22/08/2025



ORDER

WP.No.24980 of 2025

**DISPOSING OF THE WRIT PETITION
WITHOUT COSTS**

(11)

kpr
29/8/25