

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

**TUESDAY, THE TWENTY FIRST DAY OF APRIL
TWO THOUSAND AND TWENTY SIX**

**:PRESENT:
THE HONOURABLE SRI JUSTICE PULLA KARTHIK
WP NO: 33239 OF 2025**

Between

1. M/s. Chidrupi Estates & Holdings Ltd., (Formerly Known as M/s. Chidrupi Financial Services Ltd.), Having its regd. office at D.No. 6-3-1238/20/2, 2nd Floor, Asif Lane, Somajiguda Hyderabad. Rep. by its., Director.
2. M/s. Prapurna Properties (P) Ltd., Having its Regd. Office at Survey. No. 74/E, Near Loyala College, Alwal Road, Jeedimetla, Medchal Road, Secunderabad. Rep. by its Director.

.....PETITIONER

AND

1. State of Telangana, Rep. by its Principal Secretary, Stamps and Registration Department, Secretariat, Hyderabad.
2. The Collector, Medchal-Malkajgiri District.
3. Sub- Registrar, SRO, Qutubullapur, Medchal - Malkajgiri District.
4. S.P.Mohan Lal, S/o.Late S.B. Papalal, Occ. Business, R/o.H.No.2-5-31/A, Papalal Lines, Machabollaram, Secunderabad.
5. S.S. Kanthilal, S/o. Late Sukhlal, Occ. Business, R/o. H.No.11089/3/1, Alwal Village, Malkajgiri Mandal, Medchal- Malkajgir 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 (or) Direction (or) Order more particularly one in the nature of Writ of Mandamus to declare the action of the Official Respondents

- (i) In notifying the properties/land covered in Sy. Nos 63, 64 and 65 of Jeedimeta Village, Qutubullapur Mandal, Medchal Malkajgiri District, in the list of prohibited properties in the rural prohibited register at Serial SRO Code Qutubullapur 1521 under the caption of Prohibited

(ii)

Properties-2 maintained by the Official Respondents of Registration and Stamps Department and

In the Prohibited list with the caption Prohibited land for transaction with reference to entries in Registration Department maintained by Revenue Department in Digital Form in Bhu Bharathi. on the basis that the properties are covered by Court Stay (or) otherwise. without there being any notification U/sec. 22A of the Registration Act, 1908 (or) without any specific direction from any Court of law to the Respondents in the Suits (or) Writ Proceedings etc., that are mentioned in the said rural prohibited register Prohibiting registration of any document in respect of the said subject properties as without jurisdiction, arbitrary, unjust, colorable exercise of power, violative of principles of natural justice, violative of the Articles 14, 19(1)(g), 21 and 300A of Constitution of India and contrary to the provisions of the Registration Act, 1908 and rules made thereunder, and the settled law laid down by this Court.

And consequently, set aside the said impugned notifications one in the rural prohibited register by deleting the Sy. Nos 63, 64 and 65 of Jeedimeta Village, Qutubullahpur Mandal, Medchal-Malkajgiri District, from the Prohibited Properties-2nd notification of the Official Respondents and another in the Prohibited list with the caption Prohibited land for transaction (with reference to entries in Registration Department) maintained by Revenue Department in Digital Form in Bhu Bharathi and further direct the Official Respondents not to refuse to entertain the presentation and registration of any nature of documents/indenture of conveyance (or) otherwise in respect of the Petitioners property/ project land totally admeasuring 19965 Sq. yards in Sy Nos 63, 64 and 65 of Jeedimeta Village, Qutubullahpur Mandal, Medchal Malkajgiri District.

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 suspend the operation of the existing entries of the Petitioners private patta lands covered in Sy. Nos 63, 64 and 65 of Jeedimeta Village, Qutubullahpur Mandal, Medchal Malkajgiri District, in the list of prohibited properties in the rural prohibited register at Serial SRO Code Qutubullahpur 1521 under the caption of Prohibited Properties-2 and so also in the Prohibited list with the caption of Prohibited land for transaction (with reference to entries in Registration Department) maintained by Revenue Department in Digital Form in Bhu Bharathi to meet the ends of justice, pending disposal of WP No 33239 of 2025, on the file of the High Court.

I.A. NO: 2 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 Official Respondent not to refuse registration of any documents or indenture of any nature that may be presented for registration in respect of the subject lands measuring 19965 sq. yards of Jeedimetal Village, Qutubullahpur Mandal, Medchal Malkajgiri District to meet the ends of justice, pending disposal of WP No 33239 of 2025, 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 B VENKAT RAMA RAO Advocate for the Petitioners, GP FOR STAMPS AND REGISTRATION for the Respondent No,1 to 3 and counsel for R4 & R5 not being present, the Court made the following.

ORDER

Heard learned counsel for the petitioners.

No representation on behalf of respondent Nos.4 and 5.

At request of learned Government Pleader, to file a counter affidavit, post this matter on 30.06.2026.

Pending writ petition, respondent No.3 is directed to consider the representations of the petitioners dated 22.04.2024 and 24.09.2025, and pass appropriate orders thereon, strictly in accordance with law, as expeditiously as possible, preferably within a period of six (06) weeks from the date of receipt of a copy of this order, and communicate a copy thereof to the petitioners.

SD/- L VIJAYA LAKSHMI

ASSISTANT REGISTRAR

//TRUE COPY//


SECTION OFFICER

To,

- 1. The Principal Secretary, Stamps and Registration Department, State of Telangana, Secretariat, Hyderabad.[By SPAD]**
- 2. The Collector, Medchal-Malkajgiri District.[By SPAD]**

3. Sub- Registrar, SRO, Qutubullahpur, Medchal - Malkajiri District.[By SPAD]
4. S.P.Mohan Lal, S/o.Late S.B. Papalal, Occ. Business, R/o.H.No.2-5-31/A, Papalal Lines, Machabollaram, Secunderabad.[By SPAD]
5. S.S. Kanthilal, S/o. Late Sukhlal, Occ. Business, R/o H.No.11089/3/1, Alwal Village, Malkajiri Mandal, Medchal- Malkajir District.[By SPAD]
6. One CC to Sri. B VENKAT RAMA RAO Advocate [OPUC]
7. Two CCs to GP FOR STAMPS AND REGISTRATION, High Court for the State of Telangana, at Hyderabad [OUT]
8. One spare copy

HIGH COURT

PK, J

DATED: 21-04-2026

Post this matter on 30.06.2026

ORDER

WP.No.33239 of 2025

DIRECTION

