

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

**TUESDAY, THE FOURTEENTH DAY OF JULY
TWO THOUSAND AND TWENTY SIX**

PRESENT

THE HONOURABLE SRI JUSTICE PULLA KARTHIK

WRIT PETITION NO: 22406 OF 2026

Between:

Madgula Sai Vamshee Yadav, S/o.Madugula Venkateshwar Rao, Aged 31
Years, Occ - Business, R/o.H.No.5-3-56 to 59, Jeera Compound, Ranigunj,
Secunderabad

...PETITIONER

AND

1. The State of Telangana., Rep. by its Principal Secretary, Stamps and Registration, Revenue Department, Secretariat Building, Hyderabad
2. The District Registrar, Hyderabad District, Hyderabad.
3. The Sub Registrar, Maredpally/Bowenpally, Secunderabad

...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, one more particularly in the nature of a Writ of Mandamus declaring the action of Respondents in not receiving and registering the Sale Deed in respect of Flat No. 301, 3rd Floor, H.No.10-3-36/ 1/1, Sy.No.74/10, East Marredpally, Secunderabad, as being illegal, arbitrary and unconstitutional and consequently direct the Respondents to register and release the same after due registration.

I.A. NO: 1 OF 2026

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

Respondents to register the Sale Deed in respect of Flat No.301, 3rd Floor, H.No.10-3-36/ 1 / 1, Sy.No.74/ 10, East Marredpally, Secunderabad, Telangana State, pending the disposal of the writ petition.

Counsel for the Petitioner: SRI P. SRI HARSHA REDDY

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

The Court made the following: ORDER

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

THE HON'BLE SRI JUSTICE PULLA KARTHIK

W.P.No.22406 OF 2026

14.07.2026.

Between:

Madgula Sai Vamshee Yadav

...Petitioner

AND

The State of Telangana,
Rep. by its Principal Secretary,
Stamps and Registration, Revenue Department,
Secretariat Building, Hyderabad and 2 others.

... Respondents

ORDER:

With the consent of both the parties, this Writ Petition is taken up for disposal at the admission stage itself.

2. Aggrieved by the action of respondent No.3 in refusing to register the sale deed presented by the petitioner in respect of Flat No.301, 3rd Floor, H.No.10-3-36/1/1, Sy.No.74/10, East Marredpally, Secunderabad, the present Writ Petition is filed.

3. Heard Sri B.P. Sri Harsha Reddy, learned counsel for the petitioner and Ms. S. Sravanthi, learned Assistant Government Pleader for Stamps and Registration, appearing for the respondents.

4. Learned counsel for the petitioner submits that respondent No.3 is refusing to receive and register the sale deed sought to be presented by the petitioner in respect of the subject property on the ground that the State Government is claiming right over the subject property as 'Government Land' in LGC No.167 of 1997. Learned counsel further submits that the issue involved in the present Writ Petition is connected with the dismissal order dated 28.05.2025 passed by the Division Bench of this Court in W.P.No.19106 of 2010, which is filed by the State Government against the order passed in LGC No.167 of 1997 by the Special Court under the A.P. Land Grabbing (Prohibition) Act, 1982, Hyderabad. Learned counsel further submits that in similar circumstances, this Court has passed order dated 24.06.2025 in W.P.No.17393 of 2025 directing the respondents therein to register the document. Therefore, learned counsel prays this Court to allow the Writ

Petition and direct respondent No.3 to register the sale deed presented by the petitioner.

5. The above made submission is not seriously disputed by the learned Government Pleader appearing for the respondents.

6. Having regard to the above made submissions, particularly, in view of dismissal of W.P.No.19106 of 2010 on 28.05.2025, the present Writ Petition is disposed of directing respondent No.3 to receive, register and release the document presented by the petitioner in respect of the subject property without reference to LGC No.167 of 1997, however, subject to the petitioner complying with the provisions of the Indian Registration Act, 1908, and the Indian Stamps Act, 1899. It is also open to the Registering Authority to refuse the document presented by the petitioner, on any other objections, duly assigning the reasons and communicating the same to the petitioner.

7. It is made clear that mere registration of the document does not confer title on the subject property and it is also made clear that this order would not have any bearing on all those matters where

title/rights of the parties are pending before the authorities either in revision/appeals for adjudication or in any other cases. This order also does not preclude the parties in asserting their rights before a competent Court of law.

Miscellaneous petitions, if any, pending shall stand closed.

There shall be no order as to costs.

//TRUE COPY//

**SD/- P.PONNA KRISHNA
ASSISTANT REGISTRAR**



SECTION OFFICER

To,

1. The Principal Secretary, Stamps and Registration, Revenue Department, Secretariat Building, The State of Telangana., Hyderabad
2. The District Registrar, Hyderabad District, Hyderabad.
3. The Sub Registrar, Maredpally/Bowenpally, Secunderabad
4. One CC to Sri P. Sri Harsha Reddy, Advocate [OPUC]
5. Two CCs to GP for Stamps And Registration, High Court for the State of Telangana, at Hyderabad [OUT]
6. Two CD Copies



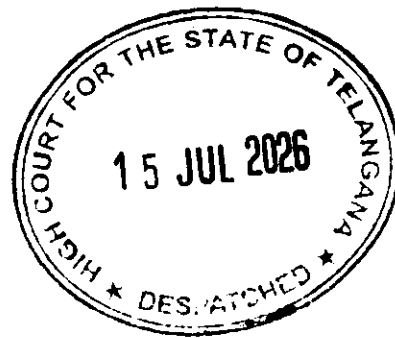
HIGH COURT

CC TODAY

DATED: 14/07/2026

ORDER

WP.No.22406 of 2026



**DISPOSING OF THE WRIT PETITION
WITHOUT COSTS**

⑨
15/07/26
R.K