

HON'BLE SRI JUSTICE S.V.BHATT

WRIT PETITION Nos.37461 OF 2012, 501 OF 2013, 2756 OF 2013, 3988 OF 2013, 3989 OF 2013, 5720 OF 2013, 5727 OF 2013, 5728 OF 2013, 5729 OF 2013 and 35021 OF 2014

COMMON ORDER:

Heard Mr.S.Sridhar, Mr.A.Chandra Shaker, Mr.T.Vinod Kumar Tadakamalla and Mr.S.Chakrapani for petitioners and Mr.D.Ranganatha Kumar for 1st respondent and Mr.Omar Farooq for 2nd respondent.

The counsel appearing for petitioners admit that the writ prayers in these writ petitions are substantially same and similar for appreciation. Therefore, reference to prayer in W.P. No.37461 of 2012 would suffice. The petitioners pray for the following relief:

“...writ of Mandamus declaring the inaction of the 1st respondent in not executing the register sale deeds in favour of the petitioners in spite of receipt of total sale consideration as discriminatory illegal, in utter violation of Article 14, arbitrary and in violation of Principles of Natural Justice consequently direct the 1st respondent to forthwith execute the register sale deeds in favour of the petitioners pursuant to the agreement of sale in respect of Flat No.1302 'D' block, Flat No.506 'D' block, Flat No.603 'E' block, Flat No.1606 'B' block, Flat No.602 'D' block, at Ramky Towers, Gachibowli, Raga Reddy District...”

The respondents filed counter affidavits joining issue *inter se* between the respondents for not executing the registered sale deeds in favour of buyers of flats from the venture developed by 2nd respondent. This Court is relieved of the responsibility to decide the

issue between the respondents for not executing sale deeds in view of a few subsequent developments which have substantially addressed the *inter se* disputes.

Learned counsel appearing for respondents 1 and 2 place on record letter No.106/Ramky/Gachibowli/AE/PC/2005 dated 28.10.2016 addressed by 1st respondent to 2nd respondent, the reply of 2nd respondent to 1st respondent, followed by milestone letter dated 11.01.2017 addressed by 2nd respondent to 1st respondent. The 1st respondent through letter dated 07.02.2017 called upon the 2nd respondent to take a few steps which are adverted in this letter for commencing the registration of flats purchased by the petitioners.

The counsel representing the 1st and the 2nd respondents make joint statement that within two weeks from today the respondents will complete the residuary points adverted in these letters, enter into supplemental agreement and within four weeks from today, subject to each one of the flat buyers completing the original obligation undertaken with 2nd respondent, respondents 1 and 2 execute registered sale deeds at the cost and expense of each flat owner.

The joint statement is accepted and the writ petitions can be ordered by directing respondents 1 and 2 firstly to complete the residuary aspects adverted in these letters, execute supplemental agreement within two weeks from today and within four weeks from today complete registration of flats purchased by the petitioners without fail.

The writ petitions are ordered accordingly. No order as to costs.

Miscellaneous petitions pending, if any, in the writ petition shall stand closed.

S.V.BHATT, J

Date:09.03.2017

Sp

C.C. forthwith.

