

THE HON'BLE SRI JUSTICE P.NAVEEN RAO

WRIT PETITION No.14717 OF 2019

ORDER:

This writ petition is filed alleging that the registering authority, third respondent, is entertaining the deeds of conveyance in respect of the land to an extent of 770 sq. yards in survey No.50 of Thorur Village and Mandal of Mahabubabad District, even though E.P.No.153/2014 and E.A.No.176/2017 in O.S.No.66/1977 are pending in the Court of Principal Senior Civil Judge, Warangal. Petitioner also seeks a further direction to the third respondent to stop further registration of sale deeds or any other conveyance deeds in respect of the subject land.

2. Learned counsel for the petitioner alleges that on 10.06.2019 petitioner made a representation to the Sub-Registrar, Mahabubabad, requesting not to entertain deeds of conveyance in respect of the subject land, but the Sub-Registrar refused to defer registration saying that unless there is a direction from the Civil Court, he cannot refuse the registration.

3. Material on record would disclose that, not disputed by the learned counsel for the petitioner, suit in O.S.No.141/2019 was filed by the petitioner against several defendants therein in the Court of VI Additional District Judge, Mahabubabad, and also filed I.A.No.310/2019 in the said suit wherein the learned Judge passed an order of *Status Quo* on 28.06.2019. In other words, by the time the representation was made to the Sub-Registrar, there was no *status quo* order. As fairly submitted by the learned counsel for the petitioner, after the *status quo* order was passed, the Sub-Registrar is not informed of the same. Therefore, the

Sub-Registrar may not be knowing about passing of *status quo* order. Even before the orders are communicated to the Sub-Registrar, the petitioner cannot complain that Sub-Registrar is entertaining the deeds of conveyance.

4. Learned counsel for the petitioner sought to contend that the persons in whose favour recently deeds of conveyance were registered also instituted a civil suit and obtained order of *status quo*, but in violation of the said *status quo* order therein, presented deed of conveyance and the same was registered. However, no material is placed on record to show that the *status quo* order was brought to the notice of the Sub-Registrar. In these circumstances, the relief sought by the petitioner cannot be granted.

5. Hence, the Writ Petition is dismissed leaving it open to the petitioner to update the pending civil litigation and the *status quo* order granted by the Court to the Sub-Registrar, for redressal of his grievance.

Miscellaneous petitions, pending if any, shall stand closed.

No order as to costs.

P. NAVEEN RAO, J

18th July, 2019
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