

THE HONOURABLE SRI JUSTICE P.NAVEEN RAO

WRIT PETITION Nos.20642, 20648, 20649 & 20659 OF 2019

Dated:21.10.2019

W.P.No.20642 of 2019

Between:

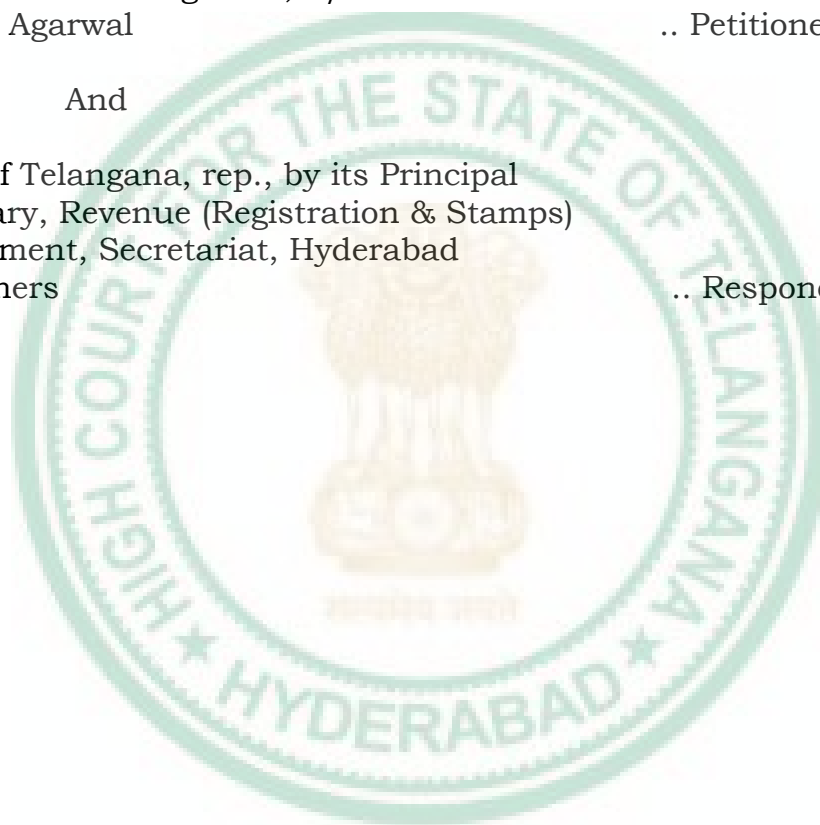
M/s. CSK REALTORS LIMITED, a company
Registered under the Companies Act,
Office at H.No.5-9-30/I/17, Ground Floor,
US Residency, Palace Colony, Lake Hills
Road, Basheerbagh, Hyderabad, rep., by its
Director Rakshit Agarwal, S/o. Sri Suresh
Kumar Agarwal

.. Petitioner

And

State of Telangana, rep., by its Principal
Secretary, Revenue (Registration & Stamps)
Department, Secretariat, Hyderabad
and others

.. Respondents



This Court made the following:

THE HONOURABLE SRI JUSTICE P.NAVEEN RAO

WRIT PETITION Nos.20642, 20648, 20649 & 20659 OF 2019

COMMON ORDER:

Heard learned counsel for the petitioner and learned Government Pleader for Revenue for the respondents.

2. The deeds of conveyance presented for registration in respect of subject lands before the Sub-Registrar, Gandipet, Ranga Reddy District, were refused vide his letter dated 13.06.2019 informing the District Registrar, Ranga Reddy District, that the petitioner has not produced the passbooks-cum-title deeds, Dharani updation, though the subject lands are described as agricultural lands.

3. Learned counsel for the petitioner places reliance on the Hyderabad Metropolitan Development Authority (HMDA) letter, dated 19.06.2019, which discloses the status of the lands as non-agricultural lands. However, learned counsel for the petitioner fairly submits that the letter dated 19.06.2019 issued by HMDA is not furnished to the Sub-Registrar and straight away filed this Writ Petition.

4. In view thereof, it cannot be said that the action of the Sub-Registrar in insisting for production of the relevant documents is not correct. In the absence of production of the document showing the status of the lands as non-agricultural lands or conversion orders or any other proceedings assigning the status of the lands as non-agricultural lands, insistence by the Sub-Registrar to produce pattadar passbook-cum-title deeds and

Dharani records cannot be faulted. Therefore, no relief as sought for by the petitioner can be granted.

5. Leaving it open to the petitioner to furnish the relevant documents, as required by the Sub-Registrar, the proof of conversion for non-agricultural purposes and change of status of lands from agriculture, the Writ Petitions are dismissed. It is needless to observe that if the Sub-Registrar satisfies with the status of the lands, he may pass final orders granting registration and if he is not in agreement for registration of the documents, he shall pass orders by assigning due reasons in support of his decision and communicate to the petitioner. Pending Miscellaneous Petitions, if any, shall stand closed.

Date:21.10.2019

KH

P. NAVEEN RAO, J