

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

**TUESDAY, THE THIRD DAY OF MARCH
TWO THOUSAND AND TWENTY**

PRESENT

THE HONOURABLE SRI JUSTICE A. RAJASHEKER REDDY

WRIT PETITION NO: 4682 OF 2020

Between:

Naragoni Krishna Goud, S/ o. Naragoni Narasimha Goud, Aged about 37 years, Occ. Business, R/o. H.No.2-38, Izzath Nagar, Khanamet, Kondapur, Ranga Reddy District.

...PETITIONER

AND

1. The State of Telangana, Rep. by its Principal Secretary, Stamps and Registration Department, Secretariat, Hyderabad
2. The District Registrar, Ranga Reddy District.
3. The Joint Sub-Registrar-1 and 2, District Register Office, Ranga Reddy 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, Order or direction more particularly one in the nature of Writ of Mandamus declaring the action of the 3rd respondent in refusing to register and release the sale deed presented by the petitioner in respect of Part of House bearing No.2-441/5/4/A, admeasuring to an extent of 80 sq.yds with a plinth area of 100 sq.ft in Sy.No.41/13/Part situated at Khanamet Village, Serilingampally Mandal, Ranga Reddy District, as illegal, arbitrary and contrary to the law and consequently direct the respondents to register the document presented by the petitioner as directed by this Honble Court in W.P. Nos. 19069/2014 dated 25.08.2014 and 23686/2019 dated 30.10.2019.

IA NO: 1 OF 2020

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 3rd respondent to register and release the sale deed presented by the petitioner in respect of Part of House bearing No.2-441/5/4/A, admeasuring to an extent of 80 sq.yds with a plinth area of 100 sq.ft in Sy.No.41/13/Part situated at Khanamet Village, Serilingampally Mandal, Ranga Reddy District forthwith, pending disposal of the above writ petition.

Counsel for the Petitioner: SRI. S. SRIDHAR

Counsel for the Respondents 1 to 3: GP FOR REVENUE

The Court made the following: ORDER

HON'BLE SRI JUSTICE A.RAJASHEKER REDDY

WRIT PETITION No.4682 of 2020

ORDER:

This Writ Petition, under Article 226 of the Constitution of India, is filed seeking the following relief:

"to issue a Writ Order or direction more particularly one in the nature of Writ of Mandamus declaring the action of the 3rd respondent in refusing to register and release the sale deed presented by the petitioner in respect of Part of House bearing No.2-441/5/4/A, admeasuring to an extent of 80 sq.yds with a plinth area of 100 sq.ft in Sy.No.41/13/part, situated at Khanamet Village, Serilingampally Mandal, Ranga Reddy District, as illegal arbitrary and contrary to the law and consequently direct the respondents to register the document presented by the petitioner, as directed by this Hon'ble Court in W.P.Nos 19069/2014 dated 25.08.2014 and 23686/2019 dated 30.10.2019."

2. Learned counsel for the petitioner would submit that the issue involved in this Writ Petition is squarely covered by the order of this Court, dated 30.10.2019, in W.P.No.23686 of 2019. The same is not disputed by learned Assistant Government Pleader for Revenue appearing for the respondents.

3. Following the said order and for the reasons stated therein, this Writ Petition is also disposed of directing the 3rd respondent to receive and process the sale deed presented by the petitioner, without reference to the Notification, dated 26.09.2013, subject to compliance of the provisions of the Indian Registration Act, 1908 and the Indian Stamp Act, 1899. It is also open to the registering authority to refuse to register the sale deed presented before him, if

he has any other objection, by duly assigning reasons in support of such decision and communicate the said decision to the petitioner. It is made clear that mere registration of sale deed does not confer title to the property. It is also made clear that this order does not preclude the Government/District Collector to take appropriate steps as warranted by law and to assert its title. There shall be no order as to costs.

Miscellaneous petitions, if any, shall stand closed.

SD/-N.CHANDRA SEKHAR RAO
ASSISTANT REGISTRAR

//TRUE COPY//

SECTION OFFICER

To,

1. The Principal Secretary, State of Telangana, Stamps and Registration Department, Secretariat, Hyderabad
2. The District Registrar, Ranga Reddy District.
3. The Joint Sub-Registrar-1 and 2, District Register Office, Ranga Reddy District.
4. One CC to Sri. S Sridhar Advocate [OPUC]
5. Two CCs to GP for Revenue, High Court for the State of Telangana. [OUT]
6. Two CD Copies

Ssv
PLP



HIGH COURT

DATED:03/03/2020

ORDER

WP.No.4682 of 2020



DISPOSING OF THE WP
WITHOUT COSTS

8
RMA
22/04/2020