

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

WEDNESDAY, THE SEVENTEENTH DAY OF FEBRUARY
TWO THOUSAND AND TWENTY ONE

PRESENT

THE HON'BLE SRI JUSTICE T.AMARNATH GOUD

WRIT PETITION NO: 3524 OF 2021

Between:

M Sekhar Reddy, S/o M. Venkat Reddy, Aged about. 42 Occ. Employee,
R/o. H.No.1-36/1/15/1/76B, Vidyanagar colony, Chandanagar, Opp. Reddy
colony, Hyderabad 500050.

...PETITIONER

AND

1. State of Telangana, Rep by its Principal Secretary Revenue, Department Secretariat, Hyderabad.
2. District Registrar, Ranga Reddy District.
3. Joint Sub Registrar I, & II, RO Ranga Reddy 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 any writ order or direction more particularly one in the nature of writ of mandamus declaring the action of the 3rd respondents in not receiving and refusing to receive register and release the sale deed for the subject property admeasuring an extent flats bearing No.201 in second Floor of "LOTUS FLOWER" with a Built up area of 1110 Sq. ft. U.D.S. of 50 Sq. Yards. (out of 400 Sq. Yards) Constructed on Plot No. 114 and 115 in Sy no. 52/1 and 52/2 Situated at HMT Swamapuri Colony Colony MAKTHA MAHABOOPET VILLAGE, GHMC Serilingampally Ranga Reddy Dist. which was under Notification dated 26.09.2013 would demonstrate that the District Collector, Ranga Reddy District, purported to issue the said Notification notifying lands under Section 22-A(1)(a) of the Registration Act, 1908 (for brevity, the Act of 1908) as illegal arbitrary and violative of Art 14 21 and 300 A Constitution of India and principles of natural justice and consequently to direct the respondents to receive and process the documents presented by the petitioners without reference to the Notification dated 26.09.2013 issued by the District Collector, Ranga Reddy District.

IA NO: 1 OF 2021

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 receive register and release the sale deed for the subject property admeasuring an extent flats bearing No.201 in second Floor of "LOTUS FLOWER" with a Built up area of 1110 Sq. ft. U.D.S. of 50 Sq. Yards. (out of 400 Sq. Yards) Constructed on Plot No. 114 and 115 in Sy no. 52/1 and 52/2 Situated at HMT Swamapuri Colony MAKTHA MAHABOOPET VILLAGE, GHMC Serilingampally Ranga Reddy Dist.

Counsel for the Petitioner: SRI S. N. VEERENDER SINGH

Counsel for the Respondents: GP FOR REVENUE

The Court at the stage of admission made the following: ORDER

THE HON'BLE SRI JUSTICE T.AMARNATH GOUD

WRIT PETITION No.3524 of 2021

ORDER:

Heard learned counsel for the petitioner and learned Government Pleader. With their consent, the writ petition is disposed of at the stage of admission.

Learned counsel for the petitioner has submitted that on earlier occasions, this Court in W.P.No.19069 of 2014, dated 25.08.2014 and W.P.No.5912 of 2020 dated 20.04.2020, has passed orders directing the registration of the documents presented/pending before the authorities; the cause of action in the present writ petition also pertains to the same.

Accordingly, the writ petition is disposed of directing the Sub-Registrar to receive and process the deeds of conveyance without reference to the District Gazettee notification dated 26.09.2013 in accordance with the Indian Registration Act, 1908 and the Indian Stamp Act, 1899. However, it is open to the registering authority to refuse to register/receive the deeds presented before him, if he has any other objection, by duly assigning reasons in support of such decision and communicate the decision to the petitioner. It is made clear that mere registration of deed of conveyance does not confer title to the property. It is also made clear that this order does not preclude the Government to take appropriate steps as warranted by law and to assert its title. If any

proceedings/suit/appeal are pending between the executant of the document/Government or any other interested party, the registration of the document will be subject to the result of that proceedings/suit/appeal. There shall be no order as to costs.

Miscellaneous petitions, if any, pending in this Petition, shall stand closed.

//TRUE COPY//

SD/- B.SATYAVATHI
ASSISTANT REGISTRAR

SECTION OFFICER

- To,
1. The Principal Secretary Revenue, Department, State of Telangana, Secretariat, Hyderabad.
 2. District Registrar, Ranga Reddy District.
 3. Joint Sub Registrar I, and II, RO Ranga Reddy Ranga Reddy District.
 4. One CC to Sri S. N. Veerender Singh, Advocate [OPUC]
 5. Two CCs to GP for Revenue, High Court for the State of Telangana at Hyderabad. [OUT]
 6. Two CD Copies

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[Handwritten signature]

HIGH COURT

DATED:17/02/2021

ORDER

WP.No.3524 of 2021



DISPOSING OF THE WP
WITHOUT COSTS

8
19/2/21
Hv2