

THE HON'BLE SRI JUSTICE T.AMARNATH GOUD

**WRIT PETITION Nos.41884, 42272, 42308 of 2018 and 8830
and 8875 of 2020**

COMMON ORDER:

W.P.Nos.41884, 42272, 42308 of 2018

These three Writ Petitions are filed seeking to issue a writ of Mandamus declaring the inaction of the respondents and inordinate delay caused in executing and registering sale deeds in respect of the respective flats purchased by the respective petitioners at Manjeera Trinity Homes, Kukatpally village, Balanagar mandal, Hyderabad, in favour of the petitioners despite receiving entire sale consideration as being illegal and arbitrary and for a consequential direction to the respondents to execute and register sale deeds in favour of the petitioners in respect of the subject flats.

W.P.Nos.8875 and 8830 of 2021

2. These two Writ Petitions are filed seeking to issue a writ of Mandamus declaring the inaction of the respondents and inordinate delay caused in executing and registering sale deeds in respect of the respective villas/independent houses purchased by the respective petitioners at Ramky Enclave, near Railway Station, Warangal, Warangal Urban District, in favour of the petitioners despite receiving entire sale consideration, as being illegal and arbitrary and for a consequential direction to the respondents to execute and register sale deeds in favour of the petitioners in respect of the subject flats.

3 The case of the petitioners is that 2nd respondent-The Telangana Housing Board, is the owner of the land situated at Warangal, in Sy.No.4(P), and 5 part of Girmajipet village, and Sy.Nos.67(P), 68(P), 71(P), 72, 73, 74, 76(P) of Laxmipura village, State of Telangana, admeasuring approximately Ac.32.69acres, and the said land was given to the 3rd respondent for development. The petitioners have booked the subject villas/independent houses and they paid the entire amount. In spite of requests from the respective petitioners to register the sale deeds, the respondents are postponing the same.

4. Heard both sides and perused the record.

5. In the same set of facts and circumstances, this Court allowed W.P.No.4218 of 2021 with costs on 10.3.2021 directing the first respondent - Housing Board to register sale deed in favour of the petitioner therein. The petitioner in the present Writ Petitions also stand on the same footing. Hence these Writ Petitions also deserves to be allowed in terms of the observations made in the order dated 10.3.2021 passed in W.P.No.4218 of 2021.

6. In the result, these Writ Petitions are allowed with costs of Rs.10,000/- payable by the 2nd respondent-the Housing Board to the respective petitioners. The 2nd respondent is directed to register the respective subject flats/villas in favour of the respective petitioners as expeditiously as possible, preferably, within a period of one week from the date of receipt of a copy of this order. It is

needless to observe that the petitioners shall bear the expenses for registration and stamp duty for getting the document registered in their favour.

7. Registry is directed to enclose a copy of the order dated 10.3.2021 passed in W.P.No.4218 of 2021 to this order.

8. Miscellaneous petitions, if any, pending in these Writ Petitions shall stand closed.

T. AMARNATH GOUD, J.

Date: 18.3.2021

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