

**HIGH COURT FOR THE STATE OF TELANGANA
AT HYDERABAD**

(Special Original Jurisdiction)

THURSDAY, THE THIRTY FIRST DAY OF MARCH
TWO THOUSAND AND TWENTY TWO

PRESENT

THE HONOURABLE SRI JUSTICE B.VIJAYSEN REDDY
WRIT PETITION NO: 16356 OF 2022

Between:

Donthi Reddy Anuradha, W/o. Kashi Reddy, Occ. House wife, R/o. H.No.1-3-16,
Shanthinagar, Peddapally, Peddapally District

...Petitioner

AND

1. The State of Telangana, Rep. by its Principal Secretary, Revenue Department (Stamps and Registration), Secretariat, Hyderabad.
2. The Commissioner and Inspector General of Stamps and Registration, Mozamjahi Market Road, Hyderabad-500001.
3. The Sub Registrar, SRO Peddapally, Peddapally 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 Respondent No.3 in refusing to receive and register the Sale Deeds pertaining to the Petitioners in respect of Plot Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, and 17 in Sy.No. 222/A to the extent acre 4.15 Guntas situated at Gowreddipet Village, Peddapally Mandal and District on the grounds of Memo No.G2/257/2019 dated 26/08/2020 and Memo No.G2/257/2019 dated 29/12/2020 issued by 2nd Respondent as illegal, arbitrary and in violation of Orders in W.P.9248 of 2021 dated 23/08/2021 and other Writ Petitions and consequently direct the Respondent No.3 to receive, register and release the Sale Deeds pertaining to Plot Nos 1, 2, 3, 4, 5, 6, 7, 8, 9, 10,11,12,13,14,15,16 and 17 in Sy.No. 222/A to the extent acre 4.15 Guntas situated at Gowreddipet Village, Peddapally Mandal District without reference to the Memo No.G2/257/2019 dated 26/08/2020 and Memo No.G2/257/2019 dated 29/12/2020 issued by the Respondent No.2;

IA NO: 1 OF 2022

Petition under Section 151 CPC praying that in the circumstances stated in the affidavit filed in support of the writ petition, the High Court may be pleased to direct the Respondent No.3 to receive, register and release the Sale Deeds pertaining to Plot Nos.1, 2, 3, 4, 5, 6, 7, 8, 9,10,11,12,13,14,15,16, and 17 in Sy.No.222/A to the extent acre 4.15 Guntas situated at Gowreddipet Village, Peddapally Mandal and District without reference to the Memo No. G2/257/2019 dated 26/08/2020 and Memo No. G2/257/2019 dated 29/12/2020 issued by the Respondent No.2;

Counsel for the Petitioner:

SRI. AJAY KUMAR NERELLA

Counsel for the Respondents:

ASST GP FOR REVENUE

**The Court made the following
ORDER:**

HONOURABLE SRI JUSTICE B. VIJAYSEN REDDY

WRIT PETITION No.16356 OF 2022

ORDER :

Heard both sides and perused the material on record.

2. It is submitted by the learned counsel on either side that subject matter of this writ petition is squarely covered by the common order passed by this Court in W.P. No.328 of 2022 and batch dated 18.02.2022 as modified by the order dated 22.02.2022 in I.A. No.2 of 2022 in W.P. No.2985 of 2022 and batch, as such, this writ petition may be disposed of in terms thereof.

3. Therefore, following the common order dated 18.02.2022 in W.P. No.328 of 2022 and batch as modified by the order dated 22.02.2022 in I.A. No.2 of 2022 in W.P. No.2985 of 2022, in terms thereof, this writ petition is disposed of as under without any order as to costs:

(i) The respondent - Sub-Registrar is directed to register the document of sale, transfer and gift etc., presented for registration by the petitioner/s without reference to the Memo Nos.G2/257/2019 dated 26.08.2020 and 29.12.2020 issued by the respondent - the Commissioner and Inspector General of Registration and Stamps, Telangana; Letter No.45/TP/NMC/2019 dated 01.11.2019 issued by the respondent - the Commissioner, Municipal Corporation, Nizampet to the respondent - the Sub Registrar, Quthbullapur, Ranga Reddy District, and similar letters,

if any, issued by the various Municipal Commissioners in the State;

(ii) the Sub Registrars in the State shall make an endorsement at the reverse side of the first page of the document referred in direction No.(i) that registration so done is subject to outcome of SLP (Civil) No.19695 of 2021 filed by the State Government before the Hon'ble Supreme Court; and

(iii) in case, it is found that there is any violation of law like plots / lands / structures being sold form part of F.T.L. and Buffer Zone / Plots having less than 30 feet road width access, the Sub Registrar shall make an endorsement informing / cautioning the purchasers that risk is involved in purchase of such plots; such transactions are hit by relevant statutory provisions; that registration of the same is subject to outcome of orders of the Hon'ble Supreme Court in SLP (Civil) No.19695 of 2021. To that effect, an endorsement shall be made on the reverse side of the first / second page of the document and also in the encumbrance record, website etc.

As a sequel thereto, miscellaneous petitions, if any, pending in this writ petition stand closed.

**SD/- B.SATHYAVATHI
ASSISTANT REGISTRAR**

//TRUE COPY//

SECTION OFFICER

To,

1. The Principal Secretary, Revenue Department (Stamps and Registration), State of Telangana, Secretariat, Hyderabad.
2. The Commissioner and Inspector General of Stamps and Registration, Mozamjahi Market Road, Hyderabad-500001.
3. The Sub Registrar, SRO Peddapally, Peddapally District.
4. One CC to Sri Ajay Kumar Nerella Advocate [OPUC]
5. Two CC to GP for Revenue, High Court for the State of Telangana. [OUT]
6. Two CD copies

HIGH COURT

BVRJ

DATED:31/03/2022

ORDER

WP.No.16356 of 2022



WRIT PETITION IS DISPOSED OF WITHOUT COSTS