

**HIGH COURT FOR THE STATE OF TELANGANA  
AT HYDERABAD  
(Special Original Jurisdiction)  
FRIDAY, THE TWENTY NINTH DAY OF APRIL  
TWO THOUSAND AND TWENTY TWO  
PRESENT**

**THE HONOURABLE SRI JUSTICE T.VINOD KUMAR**

**WRIT PETITION NO: 21838 OF 2022**

**Between:**

Bejjanki Bhaskara Chary, S/o. Pitchaiah, Occ. Business, R/o. Kudakuda Village, Chivvemula Mandal, Suryapet, Nalgonda District.

**...Petitioner**

**AND**

1. The State of Telangana. Rep. by its Principal Secretary, Revenue Department, Secretariat, Hyderabad.
2. The Commissioner and Inspector General of Stamps and Registration, Mojamjahi Market, Hyderabad.
3. The Sub Registrar, Stamps and Registration, Suryapet, Suryapet 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 an appropriate Writ, Order or direction more particularly one in the nature of Writ of Mandamus declaring the action of the Respondent No.3 in not receiving, registering and releasing the documents/sale deeds in favour of the prospective purchasers produced by the Petitioner basing on the memo issued by the Respondent No.2 vide No.G2/257/2019 dated 26/08/2020 and amended memo No.G2/257/2019 dated 29/12/2020 for the unapproved plot bearing Nos.1 to 6 in Sy No.298/EE/5 admeasuring an extent of 12826.00 sq. yards equal to 10724.20 sq. meters situated at B Madharam Village, Suryapet Town and District inspite of the order dated 23/08/2021 passed by the Hon'ble High Court in WP No. 9248 of 2021 as illegal, arbitrary, unfair, against to the Principles of Natural Justice and violative of Article 14 and 300-A of the Constitution of India and consequentially direct the Respondent No.3 to receive, register and release the documents/ sale deeds in favour of the prospective purchasers produced by the Petitioner for the unapproved plot bearing No Nos.1 to 6 in Sy. No.298/EE/5 admeasuring an extent of 12826.00 sq. yards equal to 10724.20 sq. meters situated at B Madharam Village, Suryapet Town and District in the interest of justice;

**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 Respondents No. 3 to receive, register and release the documents/sale deeds in favour of the prospective purchasers produced by the Petitioner for the plot bearing Nos.1 to 6 in Sy. No.298/EE/5 admeasuring an extent of 12826.00 sq. yards equal to 10724.20 sq. meters situated at B Madharum Village, Suryapet Town and District without reference to the Memo No.G2/257/2019 dated, 26/08/2020 and amended memo No. G2/257/2019 dated. 29/12/2020 issued by the Respondent No.2:

**Counsel for the Petitioner:               SRI. RAMAKRISHNA K**

**Counsel for the Respondents:       GP FOR STAMPS AND REGISTRATION**  
**The Court made the following**  
**ORDER:**

**HONOURABLE SRI JUSTICE T. VINOD KUMAR**

**WRIT PETITION No. 21838 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, if document is otherwise in accordance with law, 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/-T.SRINIVAS  
ASSISTANT REGISTRAR**

//TRUE COPY//

  
**SECTION OFFICER**

To,

1. The Principal Secretary, Revenue Department, State of Telangana Secretariat, Hyderabad.
2. The Commissioner and Inspector General of Stamps and Registration, Mojamjahi Market, Hyderabad.
3. The Sub Registrar, Stamps and Registration, Suryapet, Suryapet District.
4. One CC to Sri Ramakrishna K Advocate [OPUC]
5. Two CC to GP for Stamps and Registration, High Court for the State of Telangana. [OUT]
6. Two CD copies

HIGH COURT

TVKJ

DATED:29/04/2022



ORDER

WP.No.21838 of 2022

WRIT PETITION IS DISPOSED OF WITHOUT COSTS