

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

(Special Original Jurisdiction)

THURSDAY, THE TWENTY EIGHTH DAY OF APRIL
TWO THOUSAND AND TWENTY TWO
PRESENT

THE HONOURABLE SRI JUSTICE B.VIJAYSEN REDDY

WRIT PETITION NO: 22156 OF 2022

Between:

Ravinder Kumar Agarwal, S/o. Late. Badrilal Agarwal, Occ- Business, R/o H.No 8-2-293/82/NG/1, Plot No. 1, Huda Layout, Nandagiri Hills, Hyderabad-500033, Telangana.

...Petitioner

AND

1. The State of Telangana, Rep. by its Principal Secretary to Govt., Revenue (Registration) Department, Secretariat, Hyderabad.
2. The Commissioner and Inspector General of Registration and Stamps, at Hyderabad, Telangana State
3. The District Registrar, Registration and Stamps, Ranga Reddy District. At, L.B Nagar, Hyderabad
4. The Sub- Registrar, Registration and Stamps, Shadnagar (1411).

...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 Writ, order or direction more particularly Writ of Mandamus declaring the action of Respondent No. 2 in issuing Memo No. G2/257/2019 dated 26.08.2020 as illegal, arbitrary, without jurisdiction and contrary to the provisions of the Registration Act 1908 and in violation of Article 14 of Constitution of India and consequently, direct the Respondents to receive, register and release the documents of sale/mortgage/lease and other deeds of conveyance submitted by the Petitioners with respect to Plot No. 116 (East Part) admeasuring 160 Sq.yds, in Survey No.341/UU situated at Kothur Village and Gram Panchayat, Kothur Mandal, Ranga Reddy District;

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 to receive, register and release the documents of sale/mortgage/lease and other deeds of conveyance submitted by the Petitioner with respect to Plot No. 116(East Part) admeasuring 160 Sq.yds in Survey No.341/UU situated at Kothur Village and Gram Panchayat, Kothur Mandal, Ranga Reddy District, without reference to the Memo No G2/257/2019 issued by the 2nd Respondent;

Counsel for the Petitioner:

SRL ARUVA RAGHURAM MAHADEV

Counsel for the Respondents:

ASST GP FOR REVENUE

The Court made the following

ORDER:

THE HON'BLE SRI JUSTICE B. VIJAYSEN REDDY

WRIT PETITION No.22156 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 the writ petition shall stand closed.

//TRUE COPY//

SD/-K.AMMAJI
ASSISTANT REGISTRAR

SECTION OFFICER

To,

1. The Principal Secretary to Govt., Revenue (Registration) Department, State of Telangana, Secretariat, Hyderabad.
2. The Commissioner and Inspector General of Registration and Stamps, at Hyderabad, Telangana State
3. The District Registrar, Registration and Stamps, Ranga Reddy District. At, L.B Nagar, Hyderabad
4. The Sub- Registrar, Registration and Stamps, Shadnagar (1411).
5. One CC to Sri Arava Raghuram Mahadev Advocate [OPUC]
6. Two CC to GP for Revenue, High Court for the State of Telangana. [OUT]
7. Two CD copies

HIGH COURT

BVRJ

DATED:28/04/2022

ORDER

WP.No.22156 of 2022



WRIT PETITION IS DISPOSED OF AS NO COSTS