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

WEDNESDAY ,THE TWENTIETH DAY OF NOVEMBER
TWO THOUSAND AND TWENTY FOUR

PRESENT

THE HONOURABLE SRI JUSTICE N.V.SHRAVAN KUMAR

WRIT PETITION NO: 35965 OF 2015

Between:

M/s. Vijaysree Developers, a registered Partnership Firm, rep. by its Partner, M. Jayender Reddy, S/o. M. Venkat Reddy, aged about 43 years, Occupation Business, R/o. H.No.9-13/2, Reddy Colony, ghampapet, Hyderabad.

...PETITIONER

AND

1. The Sub-Registrar, Vanasthalipuram, Ranga Reddy District.
2. The District Registrar, Ranga Reddy East District, at L.B. Nagar.
3. The State of Telangana, rep. by its Principal Secretary, Revenue (Assignment-II) Department, Secretariat, Hyderabad.

...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 of Mandamus or any other appropriate writ directing the respondents 1 and 2 to act in accordance with law and entertain the Sale Deeds executed by the petitioner and return the same after due registration in respect of the subject land admeasuring Ac.10.00 or parts thereof situated in Survey No.52/8 of Turkamyamjal village, Hayathnagar Mandal, Ranga Reddy District, without requiring any further consent or No Objection from the 3rd respondent

I.A. NO: 1 OF 2015(WPMP. NO: 46246 OF 2015)

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 respondents to entertain and release the sale deeds executed by the petitioner after due registration in respect of the land admeasuring Ac.10-00 or part thereof situated in Survey No.52/8 of Turkamyamjal village, Hayathnagar Mandal, Ranga Reddy District, pending disposal of the writ petition.

Counsel for the Petitioner: M/S. BHARADWAJ ASSOCIATES

Counsel for the Respondents: AGP FOR STAMPS AND REGISTRATION

The Court made the following: ORDER

HONOURABLE SRI JUSTICE N.V.SHRAVAN KUMAR

WRIT PETITION No.35965 OF 2015

ORDER:

Heard learned counsel for the petitioner and Learned Assistant Government Pleader for Stamps and Registration appearing for respondents. With their consent, the writ petition is being taken up for disposal.

2. This writ petition is filed praying to:

> *"to direct the respondent Nos.1 and 2 to act in accordance with law and entertain the Sale Deeds executed by the petitioner and return the same after due registration in respect of the subject land admeasuring Ac.10.00 or parts thereof situated in Survey No 52/8 of Turkamyamjal village Hayathnagar, Mandal Ranga Reddy District without requiring any further consent or No Objection from the 3rd respondent."*

3. This Court passed interim order on 04.11.2015, which reads as under:

> *"In view of the above, there shall be interim direction to the first respondent to receive and process the documents for sale, presented by the petitioner relating to Sy No.52/8, Turkayamjal village, Hayathanagar Mandal, Ranga Reddy District admeasuring Ac.10.00 guntas, in accordance with the Registration Act, 1908 and Stamp Act, 1899 and if the documents are in conformity with the provisions of the aforesaid enactments, thereafter,*

register and release the documents in accordance with the due procedure. It is made clear that in the event of registering authority not being satisfied with compliance under the Registration Act or the Stamp Act, appropriate refusal endorsement together with reasons shall be recorded and communicated to the petitioner in terms of Section 71 of the Registration Act.

4. Today when the matter has been taken up for hearing, learned counsel for the petitioner submits that inspite of several efforts no instructions are forthcoming from the petitioner and would further submit that he could not state whether the subject document has been registered or not in terms of interim order dated 04.11.2015, hence pray this Court to pass appropriate order.

5. Learned Assistant Government Pleader for Stamps and Registration fairly submits that neither counter affidavit nor vacate petition has been filed till date.

6. In view of the submission made by learned counsel for the petitioner that he has no instructions whether that the subject document has been registered or not, hence if the subject document has been registered, the petitioner shall not further alienate the subject property without leave of this Court.

7. It is made clear that mere registration of the document does not confer title on the subject property and it is also made clear that this order would not have any bearing on all those matters where title/rights of the parties are pending before the authorities either in revision/appeals for adjudication and in any other case this order also does not preclude the parties in asserting their rights before a competent Court of law.

8. Accordingly, this writ petition is disposed of. Miscellaneous applications, if any pending, shall stand closed. No order as to cost.

SD/-L. LAKSHMI BABU
ASSISTANT REGISTRAR

//TRUE COPY//

SECTION OFFICER

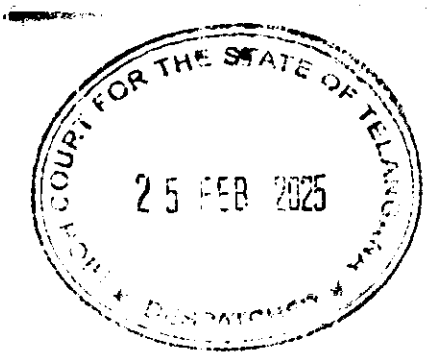
To,

1. The Sub-Registrar, Vanasthalipuram, Ranga Reddy District.
2. The District Registrar, Ranga Reddy East District, at L.B. Nagar.
3. The Principal Secretary, Revenue (Assignment-II) Department, Secretariat, T.S., Hyderabad.
4. One CC to M/S BHARADWAJ ASSOCIATES, Advocate [OPUC]
5. Two CCs to AGP FOR STAMPS AND REGISTRATION ,High Court for the State of Telangana at Hyderabad [OUT]
6. Two CD Copies

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HIGH COURT

DATED:20/11/2024



ORDER

WP.No.35965 of 2015

DISPOSING OF THE WRIT PETITION WITHOUT COSTS

(9)
13/02/25