IN THE HIGH COURT FOR THE STATE OF TELANGANA AT HYDERABAD

(Special Original Jurisdiction)

THURSDAY, THE TWENTY SEVENTH DAY OF NOVEMBER TWO THOUSAND AND TWENTY FIVE

PRESENT

THE HONOURABLE SRI JUSTICE K. SARATH

WRIT PETITION NO: 12692 OF 2025

Between:

1. Kavali Balraj, S/o Kavali Babaiah, Aged about 39 years, Occ. Business,R/o H.No.1-27, Bahadurguda Village, Shamshabad Mandal, Ranga Reddy District.
2. Kavali Bavaiah, S/o Late Kavali Laxmaiah, Aged about 77 years, Occ. Business.
3. Kavali Darshan, S/o Kavali Babaiah, Aged about 34 years, Occ. Business, All are R/o H.No.1-27, Bahadurguda Village, Shamshabad Mandal, Ranga Reddy District.

   All are R/o H.No 1-27, Bahadurguda Village, Shamshabad Mandal, Ranga Reddy District.

...PETITIONERS

AND

1. The State of Telangana,, Rep. by its Principal Secretary (Stamps and Registration), Secretariat, Hyderabad.
2. The Sub Registrar, Shamshabad, Ranga Reddy District.
3. The Collector, Ranga Reddy District.
4. The Tahasildar, Shamshabad Mandal, Ranga Reddy 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 Writ, Order or direction more particularly one in the nature of Writ of Mandamus declaring the action of the respondent No.2 i.e., The Sub Registrar, Shamshabad, Ranga Reddy District, in refusing to receive and register the Sale Deed in respect of House bearing No.7-25/4, PTIN No.1199700891, admeasuring 1583 Sq.Yards., having plinth area admeasuring 300 Sq.Feet.,

Covered by A.C.C., in Sy.No.24/43/A/1, situated at Sayeedguda Village, Shamshabad Municipality and Mandal, Ranga Reddy District, on the ground that the survey numbers where the Petitioner's property is situated is notified under the prohibited property under section 22-A of Registration Act, vide G.O.Ms.No.786, REVENUE (REG 1) DEPARTMENT 09-11-1999, is illegal, arbitrary, in violation of Articles 14, 21 and 300-A of Constitution of India and also in violation of Registration Act, 1908, besides in violation of Principles of Natural Justice and consequently direct the respondent No.2 herein to receive and register the Sale Deed in respect of House bearing No.7-25/4, PTIN No.1199700891, admeasuring 1583 Sq.Yards., having plinth area admeasuring 300 Sq.Feet., Covered by A.C.C., in Sy.No.24/43/A/1, situated at Sayeedguda Village, Shamshabad Municipality and Mandal, Ranga Reddy District, without reference of G.O.Ms.No.786, REVENUE (REG 1) DEPARTMENT 09-11-1999.

IA NO: 1 OF 2025

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 respondent No.2 to receive and register the Sale Deed in respect of House bearing No.7-25/4, PTIN No.1199700891, admeasuring 1583 Sq.Yards., having plinth area admeasuring 300 Sq.Feet., Covered by A.C.C., in Sy.No.24/43/A/1, situated at Sayeedguda Village, Shamshabad Municipality and Mandal, Ranga Reddy District, without reference of G.O.Ms.No.786, REVENUE (REG 1) DEPARTMENT 09-11-1999.

Counsel for the Petitioners: SRI KATIKA RAVINDER REDDY

Counsel for the Respondents: MRS S SRAVANTHI AGP FOR STAMPS AND REGISTRATION

The Court made the following: ORDER

THE HONOURABLE SRI JUSTICE K.SARATH

WRIT PETITION No.12692 of 2025

ORDER:

Heard Mr. Katika Ravinder Reddy, learned counsel for the petitioners and Mrs. S.Sravanthi, learned Assistant Government Pleader for Stamps and Registration appearing for the official respondents. With their consent, this Writ Petition is disposed of at the stage of admission itself.

2. Learned counsel appearing for the petitioners would submit that in similar matters, this Court passed Orders in W.P.No.4816 of 2025 dated 19.02.2025 and requested to pass similar order in this matter also.

3. Learned Assistant Government Pleader for Stamps and Registration did not dispute the submission made by the learned counsel for the petitioners with regard to disposal of W.P.No.4816 of 2025 and further submits that if the petitioners presents sale deed by paying sufficient stamp duty, the registering authority will take appropriate decision, hence, requested to pass appropriate orders.

4. In view of the submissions made on both the sides and by following the Orders passed by this Court in W.P.No.4816 of 2025 dated 19.02.2025 this writ petition is disposed of. If the petitioners presents the document for registration, the respondents are directed to receive the same and follow the directions issued in ***Vinjamuri Rajagopala Chary and others Vs State of Andhra Pradesh and other***[1] and also consider the order dated 22.03.2024 passed by this court in W.P Nos.9645 of 2021 and 26353 of 2023, for arriving at a conclusion and thereafter pass appropriate proceedings in accordance with law, within four (04) weeks from the date of receipt of the document filed by the petitioners. The said proceedings shall be communicated to the petitioners.

5. Miscellaneous petitions, if any, pending in this Writ Petition shall stand closed. No order as to costs.

[1] 2016 (1) ALT 550 (FB)

SD/-U. SUDHA
ASSISTANT REGISTRAR

//TRUE COPY//

SECTION OFFICER

To,

1. The Principal Secretary (Stamps and Registration), State of Telangana, Secretariat, Hyderabad.
2. The Sub Registrar, Shamshabad, Ranga Reddy District.
3. The Collector, Ranga Reddy District.
4. The Tahasildar, Shamshabad Mandal, Ranga Reddy District.
5. One CC to SRI KATIKA RAVINDER REDDY Advocate [OPUC]
6. Two CCs to GP FOR STAMPS AND REGISTRATION ,High Court for the State of Telangana at Hyderabad. [OUT]
7. Two CD Copies

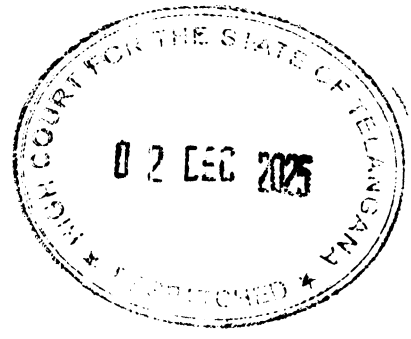
DAN
BS

HIGH COURT

DATED:27/11/2025

ORDER

WP.No.12692 of 2025



DISPOSING OF THE WRIT PETITION WITHOUT COSTS

(10)

kpl
2/12/25