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

WEDNESDAY, THE TENTH DAY OF DECEMBER
TWO THOUSAND AND TWENTY FIVE

PRESENT

THE HONOURABLE SRI JUSTICE K. SARATH

WRIT PETITION NO: 37842 OF 2025

Between:

1. Smt. Kulla Kasturi Bai, W/o. Kulla Ravi Kumar, Aged. 57 Yrs., Occ. Housewife, R/o. Plot No. 101/2, Ravi Colony, Near Bus Stop, Mahindra Hills, Secunderabad.
2. Kulla Ravi Kumar, S/o. Kulla Ramachandraiah, Aged. 62 Yrs., Occ. Retired, Plot No. 101/2, Ravi Colony, Near Bus Stop, Mahindra Hills, Secunderabad.

...PETITIONER

AND

1. The State of Telangana, Rep. by its Principal Secretary, Revenue, Secretariat, Hyderabad.
2. The Commissioner of Stamps and Registration, Government of Telangana, Hyderabad.
3. The District Registrar, Red Hills, Hyderabad District, Hyderabad.
4. The Sub Registrar, Bowenpally, Secunderabad.

...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 in declaring the action of the Respondent No. 4 in not receiving and registering the Settlement Deed presented by the Petitioners over all that the Residential Plot No. 101/2, (SCB No. 5-20-264) admeasuring 157.4 Sq. Yards having builtup area total 1600 Sft. (Ground Floor 800 Sft., First Floor 800 Sft.) in Sy.No. 74/3 situated at East Marredpally, Secunderabad.

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. 4 to receive and register the Settlement Deed over all that the

Residential Plot No. 101/2, (SCB No. 5-20-264) admeasuring 157.4 Sq. Yards having builtup area total 1600 Sft. (Ground Floor 800 Sft., First Floor 800 Sft.) in Sy.No. 74/3 situated at East Marredpally, Secunderabad.

Counsel for the Petitioners: SRI JAKKULA SRIDHAR
Counsel for the Respondents: SMT. S.SRAVANTHI, AGP FOR STAMPS & REGISTRATION

The Court made the following: ORDER

IN THE HIGH COURT FOR THE STATE OF TELANGANA AT HYDERABAD

THE HONOURABLE SRI JUSTICE K.SARATH

WRIT PETITION No.37842 of 2025

Date: 10.12.2025

Between:

Smt. Kulla Kasturi Bai & another. ...**Petitioner**

AND

The State of Telangana, Rep. by its Principal Secretary, Revenue Department, Secretariat, Hyderabad & three others. ...**Respondents**

ORDER:

Heard Sri Jakkula Sridhar, learned counsel for the petitioners, Smt. S.Sravanthi, learned Assistant Government Pleader for Stamps and Registration appearing for the respondents and perused the material on record. With their consent, this Writ Petition is disposed of at the stage of admission itself.

2. It is the case of the petitioners that the Respondent No.4 in not receiving and registering the Settlement Deed presented by the petitioners in respect of the Residential Plot No.101/2, (SCB No.5-20-264) admeasuring 157.4 Sq. Yards having built up area total 1600 Sq. feet (Ground Floor 800 Sq. feet

and First Floor 800 Sq. feet) in Sy.No.74/3 situated at East Marredpally, Secunderabad, and also stated that the State Government is claiming the subject property as 'Government land' in LGC No.167 of 1997. Aggrieved by the action of the Registering Authority in not registering the subject document, the present writ petition is filed.

3. Learned Counsel for the petitioners further submits that the issue involved in this matter is connected with W.P.No.19106 of 2010, which is filed by the State Government against the order in LGC.No.167 of 1997 passed by the Special Court under the A.P. Land Grabbing (Prohibition) Act, 1982, Hyderabad and the same was dismissed by the Division Bench of this Court on 28.05.2025. Therefore, learned counsel requested to allow the writ petition by directing the respondent No.4 to register the document presented by the petitioners.

4. On the other hand, learned Assistant Government Pleader for Stamps and Registration has not disputed the submission made by the learned counsel for the petitioners.

5. In view of the submissions made by both sides and in view of dismissal of the W.P.No.19106 of 2010 on 28.05.2025, the Writ Petition is disposed of directing the respondent No.4-Sub Registrar to register and release the document presented by the

petitioners in respect of subject property without reference to LGC No.167 of 1997, subject to the petitioners complying with the provisions of the Indian Registration Act, 1908, and Indian Stamps Act, 1899. It is also open to the Registering Authority to refuse the document presented by the petitioners, if any other objection and communicate the same to the petitioners.

6. 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. There shall be no order as to costs.

Miscellaneous Petitions, if any, pending in this Writ Petition, shall stand closed.

SD/- A. SRINIVASA REDDY
ASSISTANT REGISTRAR

//TRUE COPY//

SECTION OFFICER

To

1. The Principal Secretary, Revenue, Secretariat, Hyderabad, State of Telangana.
2. The Commissioner of Stamps and Registration, Government of Telangana, Hyderabad.
3. The District Registrar, Red Hills, Hyderabad District, Hyderabad.
4. The Sub Registrar, Bowenpally, Secunderabad.
5. One CC to SRI JAKKULA SRIDHAR, Advocate [OPUC]
6. Two CCs to GP FOR STMAPS & REGISTRATION, High Court for the State of Telangana, at Hyderabad. [OUT]
7. Two CD Copies

PSK.
GJP

HIGH COURT

DATED:10/12/2025

ORDER

WP.No.37842 of 2025



DISPOSING OF THE WRIT PETITION
WITHOUT COSTS

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ASV
23/12/25