

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

TUESDAY, THE SEVENTEENTH DAY OF MARCH
TWO THOUSAND AND TWENTY SIX

PRESENT

THE HONOURABLE SRI JUSTICE PULLA KARTHIK

WRIT PETITION NO: 8139 OF 2026

Between:

1. R. UMA DEVI, w/o Late K.G. Narayana, aged about 62 years, Occ. Housewife, R/o Flat No.23, Meghana Eastend Apartment, East Marredpally, Secunderabad.
2. K.N. THEJES, S/o Late K.G. Narayana, aged about 25 years, Occ. Pvt. Service, R/o Flat No.23, Meghana Eastend Apartment, East Marredpally, Secunderabad.
3. K.N. KEERTHI, D/o Late K.G. Narayana, aged about 27 years, Occ. Pvt. Service, R/o Flat No.23, Meghana Eastend Apartment, East Marredpally, Secunderabad.

...PETITIONERS

AND

1. The State of Telangana, rep. by its Principal Secretary, Revenue, Secretariat, Hyderabad.
2. The Commissioner of Stamps and Registration, Government of Telangana, Nampally, Hyderabad.
3. The District Registrar, Red Hills, Hyderabad District, Hyderabad.
4. The Sub Registrar, Marredpally, 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 sale deed document presented by the petitioners for purchase/sell of all that H.No.10-3-32/9/74/B, (PTIN No.1181006713) on Plot No.77, land admeasuring 266 sq. yards or 222.41 sq. meters, consisting of Ground Floor, First Floor and Second Floor with a total built up area of 3645 sq. feet, in survey no.74/8, situated at East Marredpally, Secunderabad.

IA NO: 1 OF 2026

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 sale deed document for sale of all that H.No.10-3-32/9/74/B, (PTIN No.1181006713) on Plot No.77, land admeasuring 266 sq. yards or 222.41 sq. meters. consisting of Ground Floor, First Floor and Second Floor with a total built up area of 3645 sq. feet, in survey no.74/8. situated at East Marredpally, Secunderabad.

Counsel for the Petitioners: SRI D.S.DIVAKAR
Counsel for the Respondents: AGP FOR REVENUE

The Court made the following: ORDER

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

THE HON'BLE SRI JUSTICE PULLA KARTHIK

WRIT PETITION No.8139 OF 2026

17th MARCH, 2026.

Between:

R. Uma Devi and 2 others.

...Petitioners

AND

The State of Telangana,
Rep. by its Principal Secretary,
Revenue,
Secretariat, Hyderabad and 3 others.

... Respondents

ORDER:

With the consent of both the parties, this Writ Petition is taken up for disposal at the admission stage itself.

2. This writ petition is filed declaring the action of respondent No.4 in not receiving and registering the sale deed document presented by the petitioners for purchase/sell of all that H.No.10-3-32/9/74/B, (PTIN No.1181006713) on Plot NO.77, land admeasuring 266 square yards or 222.41 square meters consisting of Ground Floor, First Floor and Second

Floor with a total built up area of 3645 square feet in survey No.74/8, situated at East Marredpally, Secunderabad. .

3. Heard Sri D.S. Divakar, learned counsel for the petitioners and learned Assistant Government Pleader for Revenue appearing for the respondents.

4. Learned counsel for the petitioners submits that respondent No.4 is refusing to receive and register the Sale Deed sought to be presented by the petitioners in respect of the subject property on the ground that the State Government is claiming right over the subject property as 'Government Land' in LGC No.167 of 1997. Learned counsel further submits that the issue involved in the present Writ Petition is connected with the dismissal order dated 28.05.2025 passed by the Division Bench of this Court in W.P.No.19106 of 2010, which is filed by the State Government against the order passed in LGC No.167 of 1997 by the Special Court under the A.P. Land Grabbing (Prohibition) Act, 1982, Hyderabad. Learned counsel further submits that in similar circumstances, this Court has passed order dated 24.06.2025 in W.P.No.17393 of 2025 directing the respondents therein to

register the document. Therefore, learned counsel prays this Court to allow the Writ Petition and direct respondent No.4 to register the Sale Deed presented by the petitioners.

5. The above made submission is not seriously disputed by the learned Government Pleader appearing for the respondents.

6. Having regard to the above made submissions, particularly, in view of dismissal of W.P.No.19106 of 2010 on 28.05.2025, the present Writ Petition is disposed of directing respondent No.4 to receive, register and release the document presented by the petitioners in respect of the subject property without reference to LGC No.167 of 1997, however, subject to the petitioners complying with the provisions of the Indian Registration Act, 1908, and the Indian Stamps Act, 1899. It is also open to the Registering Authority to refuse the document presented by the petitioners, on any other objections, duly assigning the reasons and communicating the same to the petitioners.

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 or in any other cases. This order also does not preclude the parties in asserting their rights before a competent Court of law.

Miscellaneous petitions, if any, pending shall stand closed. There shall be no order as to costs.

**SD/-K.BHAVANI SWAMY
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, Nampally, Hyderabad.
3. The District Registrar, Red Hills, Hyderabad District, Hyderabad.
4. The Sub Registrar, Marredpally, Secunderabad.
5. One CC to SRI D.S.DIVAKAR, Advocate [OPUC]
6. Two CCs to GP FOR REVENUE, High Court for the State of Telangana, at Hyderabad. [OUT]
7. Two CD Copies

PSK.

BS

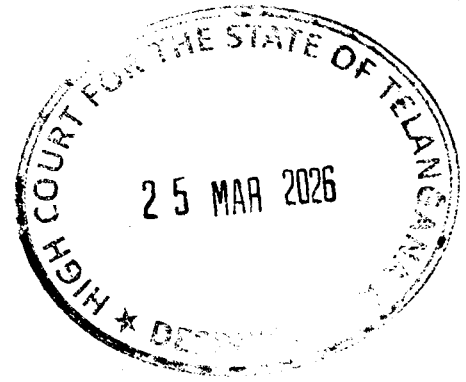
CC TODAY

HIGH COURT

DATED:17/03/2026

ORDER

WP.No.8139 of 2026



DISPOSING OF THE WRIT PETITION
WITHOUT COSTS

10
2/3/26
Q-15