

IN THE HIGH COURT FOR THE STATE OF TELANGANA

**AT HYDERABAD
(Special Original Jurisdiction)**

**TUESDAY, THE SEVENTH DAY OF APRIL
TWO THOUSAND AND TWENTY SIX**

PRESENT

THE HONOURABLE SRI JUSTICE PULLA KARTHIK

WRIT PETITION NO: 10228 OF 2026

Between:

Kolanoori Malla Reddy,, S/o. Late Bakkaiah, Aged about 67 years, Occ. Agriculture, R/o. Ramannapet Village, Konaraopet Mandal, Rajanna Sircilla District.

...PETITIONER

AND

1. The State of Telangana,, Rep. by its Principal Secretary, Revenue (Stamps and Registration) Department, Dr. B.R.Ambedkar Telangana Secretariat, Tank bund Road, Hyderabad.
2. The Commissioner and Inspector General,, Registration and Stamps Department, H.No. 5-3-953, Registration Bhavan, 4th and 5th Floor, NizamShahi Road, Osmangunj, M.J. Market, Hyderabad.
3. The District Registrar,, Stamps and Registration Department, Karimnagar, Karimnagar District.
4. The Tahsildar and Joint Sub-Regisrar,, Konaraopeta, Konaraopeta Mandal, Rajanna Sircilla 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 an Appropriate Writ, Order or Direction in the nature of a Writ of Mandamus under Article 226 of the Constitution declaring the action of the Respondents herein more particularly Respondents No. 4 herein in not registering the Sale Deed in Bhu Bharathi Portal in pursuance to the Application No. 2600159601 in favour of Petitioner's Vendee / Donthula Haritha, in respect of Sy. No. 301 a/A/1, to an extent

of Ac. 0-0525 gts., Sy. No. 301b to an extent of Ac. 0-1900 gts., Sy. No. 301D/B to an extent of Ac. 0-0650 gts., totalling to an extent of Ac. 0-3075 gts. situated at Ramannapet Village, Konaraopet Mandal, Rajanna Sircilla District, is illegal, arbitrary, unfair, discriminatory and in violation of Article 14, 21 and 300-A of Constitution of India and also contrary to the provisions of Act, 1 of 2025 and consequently direct the Respondents more particularly Respondents No. 4 herein to register the Sale Deed in Bhu Bharathi Portal in pursuance to the Application No. 2600159601 in favour of Petitioner's Vendee / Donthula Haritha in respect of Sy. No. 301a/A/1, to an extent of Ac. 0-0525 gts., Sy. No. 301b to an extent of Ac. 0-1900 gts., Sy. No. 301D/B to an extent of Ac. 0-0650 gts., totalling to an extent of Ac. 0-3075 gts. situated at Ramannapet Village, Konaraopet Mandal, Rajanna Sircilla District.

I.A. 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 Respondents more particularly Respondents No. 4 herein to register the Sale Deed in Bhu Bharathi Portal in pursuance to the Application No. 2600159601 in favour of Petitioner's Vendee / Donthula Haritha, in respect of Sy. No. 301a/A/1, to an extent of Ac. 0-0525 gts., Sy. No. 301b to an extent of Ac. 0-1900 gts., Sy. No. 301D/B to an extent of Ac. 0-0650 gts., totalling to an extent of Ac. 0-3075 gts. situated at Ramannapet Village, Konaraopet Mandal, Rajanna Sircilla District, pending disposal of the Writ Petition

Counsel for the Petitioner: SRI. B ARJUN RAO

Counsel for the Respondents: GP FOR STAMPS AND REGISTRATION

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.10228 OF 2026

7th April, 2026.

Between:

Kolanoori Malla Reddy.

...Petitioner

AND

The State of Telangana,
Rep. by its Principal Secretary,
Revenue (Stamps & Registration) Department,
Dr. B.R. Ambedkhar Telangana Secretariat,
Tank Bund Road, Hyderabad and (3) others.

... Respondents

ORDER :

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

2. Heard Sri B.Arjun Rao, learned counsel for the petitioner and the learned Government Pleader for Stamps and Registration appearing for the respondents.

3. Aggrieved by the action of the Respondents herein more particularly Respondents No. 4 herein in not registering the Sale Deed in Bhu Bharathi Portal in pursuance to the Application No. 2600159601 in favour of Petitioners Vendee / Donthula Haritha, in respect of Sy.No.301a/A/1, to an extent of Ac. 0-0525 gts., Sy. No. 301b to an extent of Ac. 0-1900 gts., Sy. No. 301D/B to an extent

of Ac. 0-0650 gts., totalling to an extent of Ac. 0-3075 gts. situated at Ramannapet Village, Konaraopet Mandal, Rajanna Sircilla District (hereinafter referred to as "the subject property"), the present Writ Petition is filed.

4. Learned counsel for the petitioner submits that though the petitioner secured a valid online slot in accordance with the procedure contemplated under the Telangana Bhul Bharati (Record of Rights in Land) Act, 2025 (for short 'the Act' and the Rules framed thereunder, the Registering Authority is not undertaking the registration process, on the ground of pendency of civil disputes between the petitioner and one Mr. Nyal konda @ Palle Raghava Reddy. It is further submitted that unless the petitioner attracts any of the five categories enlisted under Rule 58 of the Telangana Rules under the Registration Act, 1908 the registering authority cannot refuse to receive and process the document presented by the petitioner. Therefore, learned counsel seeks indulgence of this Court.

5. Learned Government Pleader submits that the official authorities will act strictly in accordance with the provisions of the Act and the Rules framed thereunder.

6. Having regard to the submissions made above, the Writ Petition is disposed of directing respondent No.4 to receive and

process the document presented by the petitioner as per the Slot Booking and Advisory Application No.2600159601 dated 17.03.2026, in accordance with law, subject to petitioner complying with the provisions of the Act and the Rules framed thereunder, more specifically Rule 58 of the Telangana Rules under the Registration Act, 1908, within a period of four (4) weeks from the date of receipt of a copy of this order. It will be open to the Registering Authority to refuse the document presented before him, if he has any objection, duly assigning reasons in support of such decision and communicate the said decision to the petitioner. It is made clear that this Court has not expressed any opinion on merits of the case as to the entitlement of the petitioner to get the subject document registered.

Miscellaneous petitions, if any, pending shall stand closed.

There shall be no order as to costs.

//TRUE COPY//

Sd/-P.PONNA KRISHNA
ASSISTANT REGISTRAR

SECTION OFFICER

To,

1. The Principal Secretary, Revenue (Stamps and Registration) Department, State of Telangana, Dr. B.R.Ambedkar Telangana Secretariat, Tank bund Road, Hyderabad.
2. The Commissioner and Inspector General, Registration and Stamps Department, H.No. 5-3-953, Registration Bhavan, 4th and 5th Floor, NizamShahi Road, Osmangunj, M.J. Market, Hyderabad.
3. The District Registrar, Stamps and Registration Department, Karimnagar, Karimnagar District.
4. The Tahsildar and Joint Sub-Regisrar,, Konaraopeta, Konaraopeta Mandal, Rajanna Sircilla District
5. One CC to SRI. B ARJUN RAO, 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

(B)

HIGH COURT

DATED: 07/04/2026

ORDER

WP.No.10228 of 2026



**DISPOSING OF THE WRIT PETITION
WITHOUT COSTS**

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15/04/26
b.s