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

TUESDAY, THE TWENTY FIRST DAY OF APRIL
TWO THOUSAND AND TWENTY SIX

PRESENT

THE HONOURABLE SRI JUSTICE PULLA KARTHIK

WRIT PETITION NO: 12210 OF 2026

Between:

Satish Babu Epuru, S/o. E. Vedagiri Reddy, Aged about 48 years, Occ: Business R/o. 204, 2nd Floor, Balakrishna Rao Road, Ganesh Residency, Chamarajapuram, Mysore, Karnataka 570005.

...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 Sale Deed presented by the Petitioner along with Konduru Anand Gajapathi Raju, S/o. Mohan Raju for buying the property bearing Plot No.32, covered by Survey 74/3, admeasuring 238.90 Square Yards. equivalent to 199.74 Square Meters, situated at Ravi Co-Operative Housing Society, Mahendra Hills, East Marred pally, Secunderabad Cantonment, Telangana State, from vendor G. Devnath Reddy @ Gangapur Devanath Reddy as being illegal, arbitrary and in violation of Article 14,

21 and 300-A of the Constitution of India and further direct the Respondent No 4 to receive and register the Sale Deed presented by the Petitioner along with Konduru Anand Gajapathi Raju, S/o. Mohan Raju to buy the property bearing Plot No.32, covered by Survey 74/3, admeasuring 238.90 Square Yards equivalent to 199.74 Square Meters, situated at Ravi Co-Operative Housing Society, Mahendra Hills, East Marredpally, Secunderabad Cantonment, Telangana State, from the vendor Devnath Reddy @ Gangapur Devanath Reddy.

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 Respondent No. 4 to receive and register the Sale Deed for the sale of all that property bearing Plot No.32, covered by Survey 74/3, admeasuring 238.90 Square Yards. equivalent to 199.74 Square Meters, situated at Ravi Co Operative Housing Society, Mahendra Hills, East Marredpally, Secunderabad Cantonment, Telangana State.

Counsel for the Petitioner: SRI T.RAHUL

Counsel for the Respondents: Ms.S.SRAVANTHI, AGP FOR STAMPS & 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.12210 OF 2026

21st APRIL, 2026.

Between:

Satish Babu Epuru.

...Petitioner

AND

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

... Respondents

O R D E R :

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

2. Aggrieved by the action of respondent No.4 in refusing to receive and register the sale deed presented by the petitioner, along with Konduru Anand Gajapathi Raju, S/o Mohan Raju, in respect of the purchase of property bearing Plot No.32, in Survey No.74/3, admeasuring 238.90 square yards (equivalent to 199.74 square meters), situated at Ravi Co-operative Housing Society, Mahendra Hills, East

Marredpally, Secunderabad Cantonment, Telangana, from the vendor G. Devnath Reddy @ Gangapur Devarath Reddy, the present Writ Petition has been filed.

3. Heard Sri T. Rahul, learned counsel for the petitioner and Ms. S. Sravanthi, learned Assistant Government Pleader for Stamps and Registration, appearing for the respondents.

4. Learned counsel for the petitioner submits that respondent No.4 is refusing to receive and register the sale deed sought to be presented by the petitioner 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 petitioner.

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 petitioner in respect of the subject property without reference to LGC No.167 of 1997, however, subject to the petitioner 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 petitioner, on any other objections, duly assigning the reasons and communicating the same to the petitioner.

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/-P.C SULEKHA DEVI
ASSISTANT REGISTRAR

//TRUE COPY//

SECTION OFFICER

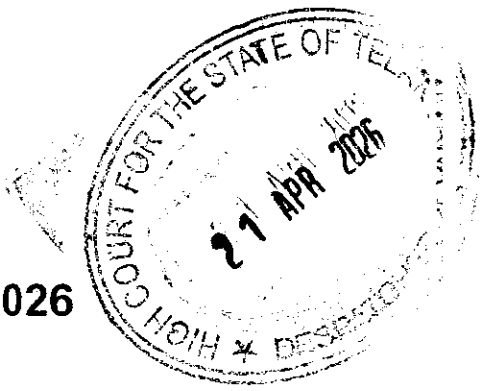
To,

1. The 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,
5. One CC to SRI T.RAHUL, Advocate [OPUC]
6. Two CCs to GP FOR STAMPS & REGISTRATION, High Court for the State of Telangana, at Hyderabad [OUT]
7. Two CD Copies

PMK /PMK

HIGH COURT

DATED: 21/04/2026



ORDER

WP.No.12210 of 2026

DISPOSING OF THE WRIT PETITION

WITHOUT COSTS