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

MONDAY, THE THIRTEENTH DAY OF APRIL
TWO THOUSAND AND TWENTY SIX

PRESENT

THE HONOURABLE SRI JUSTICE PULLA KARTHIK

WRIT PETITION NO: 17246 OF 2024

Between:

M/s. Kedia Overseas Ltd, Rep. by its Director and Authorized to Sri Ajay Kumar Kedia, age. 45 yrs, S/o. Dr. Mahesh Kumar Kedia, R/o.H.No.19-2-226, Miralam Tank, Bahadurpura, Hyderabad.

.....PETITIONER

AND

1. The State of Telangana, Rep. by its Principal Secretary, Revenue Department, Telangana Secretariat, Hyderabad.
2. The Joint Sub-Registrar - I, RO (OB), Patancheruvu, Sanga 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 pass an order or orders one in the nature of WRIT OF MANDAMUS declaring the proceedings vide memo.no.332/2024 dt.25.06.2024 issued by the respondent no.2 inspite of representation dt.25.06.2024 in respect of property Land/Plot in sy.no.204/AA to an extent of Ac.5-01 Guntas and sy.no.204/E to an extent of Ac.5-00 Guntas its owned by Kedia vide Khata no.1467 situated at Kollur Village, Ramachandrapuram Mandal, Sanga Reddy District is agriculture land and not to entertain to register the property, agriculture land having patta passbook no. T09210071305 vide khata no.1467 and to set-aside proceedings of the respondent no.2, as illegal violation of article-14, 15 and 19 of Constitution of India arbitrary, under Article -300A unjust, discriminatory, in violation of principles of natural justice.

I.A.NO:1 OF 2024

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 shall not to entertain to register the agriculture land in respect of the property in sy.no.204/AA to an extent of Ac.5-01 Guntas and sy.no.204/E to an extent of Ac.5-00 Guntas situated at Kollur Village, Ramachandrapuram Mandal, Sanga Reddy District , as per the dharani portal in the revenue record, and pending disposal of the above writ petition.

I.A.NO:1 OF 2025

Between:

1. The State of Telangana, Rep. by its Principal Secretary, Revenue Department, Telangana Secretariat, Hyderabad.
2. The Joint Sub-Registrar - I, RO (OB), Patancheruvu, Sanga Reddy District.

....PETITIONERS/RESPONDENTS

AND

M/s. Kedia Overseas Ltd, Rep. by its Director and Authorized to Sri Ajay Kumar Kedia, age. 45 yrs, S/o. Dr. Mahesh Kumar Kedia, R/o.H.No.19-2-226, Miralam Tank, Bahadurpura, Hyderabad.

.....RESPONDENT/WRIT PETITIONER

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 vacate the Interim Order granted on 26.09.2024 in W.P.No.17246 of 2024 and dismiss the writ petition as devoid of merits.

Counsel for the Petitioner : SRI. K.BUCHI BABU

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.17246 OF 2024

13TH APRIL, 2026

Between:

M/s Kedia Overseas Ltd.,
represented by its Director and
Authorized Ajay Kumar Kedia

...Petitioner

AND

State of Telangana,
rep. by its Principal Secretary,
Revenue Department,
Secretariat buildings, Hyderabad,
and another.

... Respondents

ORDER:

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

2. This writ petition is filed seeking to declare the proceedings vide Memo No.332/2024 dated 25.06.2024 issued by the respondent No.2 in spite of representation dated 25.06.2024 in respect of property Land/Plot in Sy.No. 204/AA to an extent of Ac.5-01 guntas and Sy.No.204/E to an extent

of Ac.5.00 Guntas owned by Kedia vide Khata No.1467 situated at Kollur Village, Ramachandrapuram Mandal, Sanga Reddy District as arbitrary and illegal.

3. Heard the learned counsel for the petitioner and the learned Government Pleader appearing for the respondents and perused the record.

4. Though the writ petition was filed challenging the proceedings dated 25.6.2023 issued by respondent No.2, at the time of hearing, the learned counsel for the petitioner has confined his arguments to the extent that the respondents are not following G.O.Ms.No.118, Revenue (Registration) Department dated 28.10.2020.

5. Respondent No.2 has filed counter affidavit. In this regard, it is relevant to note paragraph Nos.8 and 10 of the said counter affidavit, which reads as under:

> "8. In reply to the averments made in Para No.7 of the petitioners affidavit, it is submitted that through the G.O.Ms.No.118 Revenue (Regn) Department dated 28.10.2020 the Tahsildars have been appointed as Joint Sub-Registrars for registration of Agriculture lands w e.f. 1st October, 2020.

10. In reply to the averments made in Para No.8 of the petitioners affidavit, it is submitted that no stay or injunction orders have been received from the party/petitioner or from any Hon'ble Court restraining the Sub-Registrar to register the properties in the petition schedule property/Sy Nos. In the absence of stay orders/restraining orders from the Hon'ble Court or orders from the Government, the Sub-Registrar cannot stop registrations of any property. The undersigned is following the G.O.Ms.No.118 Revenue (Regn) Department dated 28.10.2020 and not doing any registration of agriculture lands".

5. In view of the submissions made by the learned counsel for the petitioner and the averments made in the above counter affidavit, the writ petition is disposed of, directing the respondents to strictly follow the G.O.Ms.No.118, Revenue (Registration) Department dated 28.10.2020. Miscellaneous petitions, if any, pending shall stand closed. There shall be no order as to costs.

SD/- AHMED ABDULLA KHAN
ASSISTANT REGISTRAR

//TRUE COPY//

SECTION OFFICER

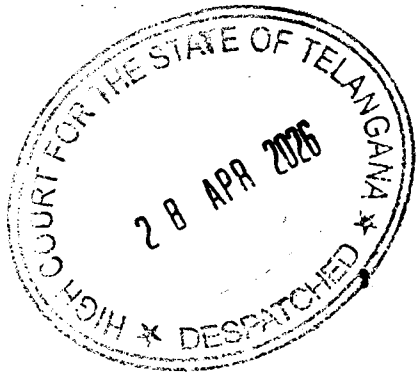
To

1. The Principal Secretary, Revenue Department, Telangana Secretariat, State of Telangana at Hyderabad.
2. The Joint Sub-Registrar - I, RO (OB), Patancheruvu, Sanga Reddy District.
3. Two CCs to GP FOR REVENUE, High Court for the State of Telangana at Hyderabad. [OUT]
4. One CC to SRI K.BUCHI BABU, Advocate [OPUC]
5. Two CD Copies

SA

HIGH COURT

DATED: 13/04/2026



ORDER

WP.No.17246 of 2024

DISPOSING OF THE W.P

WITHOUT COSTS.

(8)
28/04/26