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

THURSDAY, THE FIFTEENTH DAY OF OCTOBER
TWO THOUSAND AND TWENTY SIX

PRESENT

THE HONOURABLE SRI JUSTICE PULLA KARTHIK

WRIT PETITION NO: 35050 OF 2026

Between:

Smt. Teneti Chandrakala, W/o. Sri Teneti Siva Reddy, Aged about 47 years, Occ: Housewife, R/ o. H. No. 7-1756A, Maruthi Nagar, Vivekananda School, Gooty, Ananthapuramu District, Andhra Pradesh - 515401.

...PETITIONER

AND

1. The State of Telangana, Rep. by its Principal Secretary, Revenue (Registration and Stamps) Department, Secretariat, Hyderabad, Telangana.
2. The Commissioner and Inspector, General of Registration and Stamps, Telangana, Hyderabad.
3. The District Collector, Ranga Reddy District.
4. The District Registrar, Ranga Reddy District.
5. The Joint Sub-Registrar-I, Ranga Reddy (R.O. (O.B.)), Ranga Reddy District, Telangana.

...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, more particularly one in the nature of a Writ of Mandamus, declaring the Refusal Order No.127/2026, dated 09.04.2026, passed by the 5th respondent, refusing to register and release the Sale Deed presented under Pending Document No. P.242 /2026, dated 30.03.2026, in respect of Plot No.109, admeasuring 182 square yards (152.16 square metres), situated in Survey Nos.44 (44/5/1 and 44/5/2), Block No.1, Maktha Mahaboobpet Village, Serilingampally Mandal, Ranga Reddy District, by relying upon Letter No.E1/3387/2024, dated 04.11.2025, issued by the 3rd respondent, as illegal, arbitrary and contrary to law, and consequently set aside the said Refusal Order No.127/2026, dated 09.04.2026, and direct the 5th respondent to receive, register and release the aforesaid Sale Deed without reference to the said letter and refusal

order, subject to compliance with the provisions of the Registration Act, 1908, and the Indian Stamp Act, 1899, in the light of the judgment in W.P. No.23670 of 2025, dated 12.08.2025, and the other judgments relied upon by the petitioner.

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 5th respondent to receive, register and release the Sale Deed presented under Pending Document No.P.242/2026, dated 30.03.2026, in respect of Plot No.109, admeasuring 182 square yards (152.16 square metres), situated in. Survey Nos.44 (44/5/1 and 44/5/2), Block No.1, Maktha Mahaboobpet Village, Serilingampally Mandal, Ranga Reddy District, without reference to Letter No.E1/ 3387/2024, dated 04.11.2025, issued by the 3rd respondent, and Refusal Order No.127/2026, dated 09.04.2026, passed by the 5th respondent, subject to compliance with the provisions of the Registration Act, 1908, and the Indian Stamp Act, 1899.

Counsel for the Petitioner: SRI K. VISHNU KANTH

Counsel for the Respondents: Ms. S. SRAVANTHI, ASST. GP 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.35050 OF 2026

C.N.R.No. HBHC010717872026

15th OCTOBER, 2026.

Between:

Smt Teneti Chandrakala

...Petitioner

AND

The State of Telangana,
Rep. by its Secretary,
Revenue (Stamps & Registration) Department,
Secretariat, Hyderabad, and others.

...Respondents

O R D E R :

This Writ Petition is filed seeking to declare the Refusal Order No.127 of 2026, dated 09.04.2026, whereby respondent No.5 refused to receive, register and release the Sale Deed bearing P.No.242/2026 dated 30.03.2026 relating to House Plot No.109, admeasuring 182 sq. yards (152.16 sq. mts), situated in Sy.Nos.44 (44/5/1 and 44/5/2), Block No.1, Maktha Mahaboobpet village, Serilingampally Mandal, R.R. District, and

the Letter No.E1/3387/2024, dated 04.11.2025, issued by respondent No.3, as illegal, arbitrary and contrary to law; and consequently to set aside the Refusal Order No.127 of 2026, dated 09.04.2026, and direct respondent No.5 to receive, register and release the subject Sale Deed in accordance with law.

2. Heard Sri K. Vishnu Kanth, learned counsel for the petitioner and Ms. S. Sravanthi, learned Assistant Government Pleader for Stamps and Registration, appearing for the respondents.

3. Learned counsel for the petitioner submits that the issues relating to Sy.No.44 situated at Maktha Mahaboobpet Village, Serilingampally Mandal, Ranga Reddy District, had earlier fallen for consideration before this Court in W.P. No.23574 of 2014, wherein, this Court *vide* order dated 17.01.2017 set aside the orders passed by the Chief Commissioner of Land Administration in File No.P3/456/2013 dated 29.05.2014 insofar as they related to the entries in Sy.No.44 in the revenue records holding that Section 158(4) of the A.P. (T.A.) Land

Revenue Act, 1317 Fasli, provides an appeal in case of any order or decision in varied or reversed on revision or review in the revenue records. Aggrieved thereby, the respondent authorities filed W.A. No.1499 of 2018, which was dismissed by the Division Bench of this Court on 25.11.2024. The said judgment was thereafter challenged before the Hon'ble Supreme Court by way of Special Leave to Appeal (C) No.32619 of 2025 and the said Special Leave Petition was dismissed on 22.07.2026. It is further submitted that the issue relating to the same Sy.No.44 was considered by this Court in W.P. No.23670 of 2025, which was disposed of by order dated 12.08.2025 directing the Registering authority to receive, register and release the subject document, without reference to the letter issued by respondent No.3 therein and without reference to the refusal order therein. Learned counsel submits that the *lis* raised in the present Writ Petition is squarely covered by the aforesaid order and, therefore, prays this Court to pass a similar order in the present Writ Petition also.

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

5. Having regard to the submissions made above and for the reasons alike in the order dated 12.08.2025 passed by this Court in W.P. No.23670 of 2025, this Writ Petition is disposed of directing the Registering Authority to receive, register and release the subject document presented by the petitioner, without reference to the Letter dated 04.11.2025 issued by respondent No.3 and the impugned Refusal Order No.127 of 2026, dated 09.04.2026, issued by respondent No.5, subject to the petitioner complying with the provisions of the Indian Registration Act, 1908 and the Indian Stamp Act, 1899. It is open to the Registering Authority to refuse registration of the document presented by the petitioner, if there is any other objection, by assigning reasons in support of such decision and communicating the same to the petitioner.

6. It is made clear that this order does not preclude the Government/District Collector from taking appropriate steps, as

warranted by law, to assert its title. If any proceedings/suit/appeal are pending between the executants of the document, the Government or any other interested party, the registration of the document shall be subject to the result of such proceedings/suit/appeal. It is also made clear that this Court has not expressed any opinion on the merits of the case.

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

SD/-K.V.O.NARSI BABU
ASSISTANT REGISTRAR

//TRUE COPY//

SECTION OFFICER

To,

1. The Principal Secretary, Revenue (Registration & Stamps) Department, The State of Telangana, Secretariat, Hyderabad, Telangana.
2. The Commissioner and Inspector, General of Registration and Stamps, Telangana, Hyderabad.
3. The District Collector, Ranga Reddy District.
4. The District Registrar, Ranga Reddy District.
5. The Joint Sub-Registrar-I, Ranga Reddy (R.O. (O.B.)), Ranga Reddy District, Telangana.
6. One CC to SRI KAVALI VISHNU KANTH, Advocate [OPUC]
7. Two CCs to GP FOR STAMPS & REGISTRATION, High Court for the State of Telangana, at Hyderabad [OUT]
8. Two CD Copies

BN
PB

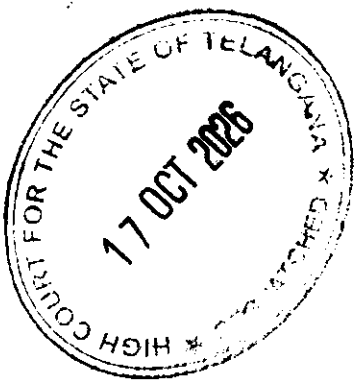
CC TODAY

HIGH COURT

DATED: 15/10/2026

ORDER

WP.No.35050 of 2026



DISPOSING OF THE WRIT PETITION
WITHOUT COSTS

17/10/26