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

TUESDAY, THE TWENTY SEVENTH DAY OF OCTOBER
TWO THOUSAND AND TWENTY SIX

PRESENT

THE HONOURABLE SRI JUSTICE PULLA KARTHIK

WRIT PETITION NO: 36075 OF 2026

Between:

Samala Venkat Reddy, S/o Late S. Prathap Reddy, Aged about 59yrs, Occ Business, R/o H.no.1-83, Koheda Village, Abdullapurmet Mandal, Rangareddy District.

...PETITIONER

AND

1. The State of Telangana, Rep. by its Principal Secretary, Revenue (Stamps and Registration), Secretariat Buildings, Hyderabad.
2. The Commissioner and Inspector General, Stamps and Registration, Mozzam Jahi Market, Hyderabad, T.S.
3. The District Registrar, Rangareddy District.
4. The Sub Registrar, Pedda Amberpet, Rangareddy 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 a Writ, order or Direction more particularly one in the nature of Writ of Mandamus, declaring the action of the respondent No. 3 in not receiving and validating the document "Agreement of Sale Cum General Power of Attorney with Possession Dt.23.06.2008 submitted by the petitioner in respect of the Plot No.69 admeasuring an area of 287 Sq. Yards or equivalent to 239.97 Sq. Meters in Sy.No.777, situated at Koheda Village, Adbdullapurmet Revenue Mandal, (formerly under Hayathnagar Revenue Mandal), Under Turkayamjal Municipality (formerly under Koheda Grampanchayath), Rangareddy District, as illegal, improper, unjust,

arbitrary and contrary to law and consequently direct the respondent No. 3 to receive, process and validate the Agreement of Sale Cum General Power of Attorney with Possession Dt. 23.06.2008 submitted by the petitioner in respect of the Plot No.69 admeasuring an area of 287 Sq. Yards or equivalent to 239.97 Sq. Meters in Sy.No.777, situated at Koheda Village, Adbdullapurmet Revenue Mandal, (formerly under Hayathnagar Revenue Mandal), Under Turkayamjal Municipality (formerly under Koheda Grampanchayath), Rangareddy 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 respondent no. 3 to receive, process and validate the "Agreement of Sale Cum General Power of Attorney with Possession" Dt. 23.06.2008 submitted by the petitioner in respect of the Plot No.69 admeasuring an area of 287 Sq. Yards or equivalent to 239.97 Sq. Meters in Sy.No.777, situated at Koheda Village, Adbdullapurmet Revenue Mandal, (formerly under Hayathnagar Revenue Mandal), Under Turkayamjal Municipality (formerly under Koheda Grampanchayath), Rangareddy District, forthwith, pending disposal of the main writ petition.

Counsel for the Petitioner: SRI SANJEEVA REDDY GARLAPATI

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.36075 OF 2026

CNR No.HBHC010739482026

27TH OCTOBER, 2026

Between:

Samala Venkat Reddy

...Petitioner

AND

The State of Telangana,
Rep. by its Principal Secretary,
Revenue Department (Stamps and Registration),
Secretariat Buildings, Hyderabad and 3 others.

...Respondents

ORDER:

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.3 in refusing to validate/impound the Agreement of Sale-cum-General Power of Attorney with Possession, dated 23.06.2008, submitted by the petitioner in respect of Plot No.69, admeasuring 287 sq. yards, in Sy.No.777, situated at Koheda Village, Adbdullapurmet Revenue Mandal, (formerly under Hayathnagar Revenue Mandal), Under Turkayamjal Municipality (formerly under

Koheda Grampanchayath), Rangareddy District, the petitioner filed the present Writ Petition.

3. Heard Mr. Sanjeev Reddy Garlapati, learned counsel for the petitioner and learned Assistant Government Pleader for Stamps and Registration appearing for the respondents.

4. Learned counsel for the petitioner submits that the petitioner is the absolute owner and possessor of the subject land, having acquired the same *vide* Agreement of Sale-cum-General Power of Attorney with Possession, dated 23.06.2008 and since the date of purchase, the petitioner is in peaceful possession and enjoyment of the same. It is further submitted that the petitioner approached respondent No.3 requesting to validate/impound the Agreement of Sale-cum-General Power of Attorney with Possession, dated 23.06.2008, and to pass appropriate orders, by receiving deficit stamp duty under Sections 31, 32, 33, 41 and 42 of the Indian Stamp Act, 1899. However, the respondent authorities refused to receive the same. It is further submitted that the *lis* in the present Writ Petition is squarely covered by the order dated 23.06.2025 in W.P. No.17319 of 2025, and therefore, requested this Court to pass a similar order in the present Writ Petition.

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

6. Having regard to the submissions made by the learned counsel for the respective parties, this Writ Petition is disposed of directing the petitioner to submit the Agreement of Sale-cum-General Power of Attorney with Possession, dated 23.06.2008, along with a representation for validating/impounding and collection of deficit stamp duty under Sections 31, 32, 33, 41 and 42 of the Indian Stamp Act, 1899. Upon presentation of the said document, respondent No.3 is directed to examine the same in accordance with the provisions of the Indian Stamp Act, 1899, and in terms of the order dated 23.06.2025 passed by this Court in W.P. No.17319 of 2025 and take appropriate action in accordance with law.

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

SD/- C. DEEPIKA
ASSISTANT REGISTRAR

//TRUE COPY//

SECTION OFFICER

To,

1. The Principal Secretary, Revenue (Stamps andRegistration), Secretariat Buildings, Hyderabad.
2. The Commissioner and Inspector General, Stamps and Registration, Mozzam Jahi Market, Hyderabad, T.S.
3. The District Registrar, Rangareddy District.
4. The Sub Registrar, Pedda Amberpet, Rangareddy District.

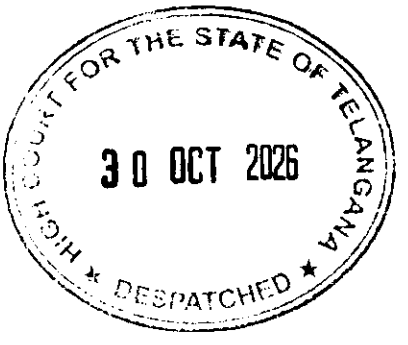
5. One CC to SRI SANJEEVA REDDY GARLAPATI, Advocate [OPUC]
6. Two CCs to GP FOR STAMPS & REGISTRATION, High Court for the State of Telangana, at Hyderabad [OUT]
7. Two CD Copies

PMK
MS

HIGH COURT

CC TODAY

DATED: 27/10/2026



ORDER

WP.No.36075 of 2026

DISPOSING OF THE WRIT PETITION

WITHOUT COSTS

(10) tms

30/10/26