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

THURSDAY, THE FIFTH DAY OF NOVEMBER
TWO THOUSAND AND TWENTY SIX

PRESENT

THE HONOURABLE SRI JUSTICE PULLA KARTHIK

WRIT PETITION NO: 37541 OF 2026

Between:

Sri Perati Rukminikanth Reddy, S/o. Late Perati Pratap Reddy, aged about 62 years, Occ: Business, R/o. H. No. 3-5-1093/5/5, S.V.Colony, Narayanaguda, Hyderabad - 500 029

...PETITIONER

AND

1. The State of Telangana, Rep. by its Principal Secretary, Stamps and Registration Department, Secretariat, Hyderabad.
2. The District Collector, Medchal Malkajgiri District.
3. The Sub-Registrar, Kukatpally, Medchal-Malkajgiri 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 issuing an endorsement vide Endt. No. 522/NALA/2026 dated 28.10.2026 refusing to register and release the Partition Deed (P. No. 163 of 2026) dated 14.10.2026 as illegal, arbitrary and contrary to the provisions of Registration Act, 1908 and also to the orders passed this Hon'ble Court and set aside the same and consequently direct the Respondent No. 3 to register and release the Partition Deed (P. No. 163 of 2026) dated 14.10.2026 presented by the Petitioner without insisting for the proceedings of NALA Tax under the provisions of the Telangana Agricultural Land (Conversion for non-agricultural Purposes) Act, 2006.

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 register and release the Partition Deed (P. No. 163 of 2026) dated 14.10.2026 presented by the Petitioner without insisting for the proceedings of NALA Tax under the provisions of the Telangana Agricultural Land (Conversion for non-agricultural Purposes) Act, 2006.

Counsel for the Petitioner: SRI S. SRIDHAR

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.37541 OF 2026
C.N.R.NO. HBHC010772242026

05th NOVEMBER, 2026.

Between:

Sri Perati Rukminikanth Reddy.

...Petitioner

AND

The State of Telangana,
Rep. by its Principal Secretary,
Stamps and Registration Department,
Secretariat, Hyderabad and 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 issuing endorsement *vide* Endt.No.522/NALA/2026 dated 28.10.2026 refusing to register and release the Partition Deed *vide* P.No.163 of 2026 dated 14.10.2026 in respect of land admeasuring Acs.20-20 gts in Sy.Nos.466, 467, 468, 469, 470, 471, 472, 473, 535, 544, 545, 546, 547, 548, 549 and 550 of Kukatpally village, Kukatpally Revenue Mandal,

Medchal-Malkajgiri, the petitioner filed the present Writ Petition.

3. Heard Sri S. Sridhar, 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 the petitioner has presented the subject document before the respondents for registration in respect of subject property. However, the same has been refused by respondent No.3 by issuing endorsement *vide* Endt.No.522/NALA/2026 dated 28.10.2026 on erroneous grounds. It is further submitted that in view of the order dated 02.07.2024 passed by this Court in W.P. No.15471 of 2024, the reason assigned in the impugned order cannot be sustained. Thus, learned counsel for the petitioner prays this Court to set aside the impugned endorsement dated 28.10.2026.

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

6. A perusal of the record reveals that the respondents intended to refuse the registration on the following ground:

> "As per the recitals of the document Late Perati Pratap Reddy, S/o. Raghava Reddy is the absolute owner and possessor and pattadar of land totally admeasuring Ac.20-20 gts., in Survey Nos. 466, 467, 468, 469, 470, 471, 472, 473, 535, 544, 545, 546, 547, 548, 549 & 550 of Kukatpally Village and Mandal.
>
> He is the excess land holder of 42517.69 Sq. mtrs., or Ac. 10.20.25 gts.. in Sy. Nos. 472,473(P),535,544,545,546,548(Part),549 and 550 of Kukatpally Village., and he got the said land regularized vide G.O.Ms.No.2080 dt.30.11.2005 and G.O.Ms.No.37 dated 12.01.2006 and the said orders are communicated vide Special Officer and Competent Authority vide Endt.No.F1/456/66/2005 dated 13.12.2005 and Endt. No.F1/456/66/2005/C.C.No.F1/2492/2005, dated 31.01.2006 on payment of Rs.2,62,00,000/- to the Government. He has sold land admeasuring Ac.4.18 gts., or 21538 Sq.yrds., out of Sy. Nos. 472(P),473 (P),535,544 (P),545,546(P) through document No.11889/2006 dated. 18.11.2006 and 24428 of 2006 dated. 18.11.2006 of S.R.O. Kukatpally and holds a balance of Ac. 15.33.5 gts., or 76653.5 Sq.yrds., After his demise on 19.09.2013 the parties to the document inherited the property and now desired to partition along with other properties.
>
> The C&IG R&S vide Memo No.G2/257/2019 dated 24.08.2021 issued instructions to take up the registration of open lands of Kukatpally and other Mandals on payment of NALA charges besides compliance of other conditions.
>
> In view of the above the parties to the document are requested to pay the NALA charges with in (15) days from the date of receipt of this Endorsement.
>
> Failure to pay the said NALA charges the document is liable for refusal from registration."

7. The issue has already been dealt with by this Court in W.P. No.15471 of 2024, with regard to the above objection, wherein the following order has been passed:

> "19. With the above observations, this writ petition is disposed of directing the Registering Authority to receive, register and release the subject document, subject to the petitioner complying with the provisions of the Indian Registration Act, 1908, and Indian Stamps Act, 1899, as expeditiously as possible, preferably within a period of three (03) weeks from the date of receipt of copy of this order without insisting for the proceedings of NALA Tax under the provisions of the Telangana Agricultural Land (Conversion for nonagricultural Purposes) Act, 2006. It is also open to the Registering Authority to refuse to register the subject document, by specifically assign the reasons in terms of Section 71 of the Act, 1908 and communicate the said decision to the petitioner. It is needless to mention that the petitioner shall pay the Nala tax as per the provisions of The Telangana Agricultural Land (Conversion for Non Agricultural Purposes) Act, 2006 as and when demanded by the appropriate authorities under the said Act."

8. In that view of the matter, the reason assigned in the impugned refusal order cannot be sustained.

9. Having regard to the submissions made by learned counsel for the respective parties and for the reasons alike in the order dated 02.07.2024 passed by this Court in W.P. No.15471 of 2024, this Writ Petition is disposed of directing the Registering Authority to register and release the pending document No.P.163/2026 presented by the petitioner, without reference to the impugned endorsement dated 28.10.2026, subject to compliance with the provisions under the Indian Registration Act, 1908, and Indian Stamps Act, 1899, without insisting for the proceedings of NALA Tax under the provisions of the Telangana Agricultural Land

(Conversion for non-agricultural Purposes) Act, 2006. It is also open to the Registering Authority to refuse to register the subject document, on any other reasons, by specifically assigning the reasons and communicate the said decision to the petitioner. It is needless to mention that the petitioner shall pay the NALA Tax as per the provisions of The Telangana Agricultural Land (Conversion for Non Agricultural Purposes) Act, 2006, as and when demanded by the appropriate authorities under the said Act.

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

SD/- B. PRIYADARSHINI JAISWAL
ASSITANT REGISTRAR

//TRUE COPY//

SECTION OFFICER

To,

1. The Principal Secretary, Stamps and Registration Department, The State of Telangana, Secretariat, Hyderabad.
2. The District Collector, Medchal Malkajgiri District.
3. The Sub-Registrar, Kukatpally, Medchal-Malkajgiri District.
4. One CC to SRI S. SRIDHAR, Advocate [OPUC]
5. Two CCs to GP FOR STAMPS & REGISTRATION, High Court for the State of Telangana. [OUT]
6. Two CD Copies

BN

AGK

CC TODAY

HIGH COURT

PK, J

DATED: 05/11/2026

ORDER

WP.No.37541 of 2026



DISPOSING OF THE WRIT PETITION
WITHOUT COSTS

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OBM
06-11-26.