

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

**FRIDAY, THE FOURTH DAY OF MARCH
TWO THOUSAND AND TWENTY TWO**

PRESENT

THE HONOURABLE SRI JUSTICE B.VIJAYSEN REDDY

WRIT PETITION NO: 1006 OF 2022

Between:

Balad Developers, Rep by its Managing Director Syed Kaleem Ahmed, S/o Syed Kaleel Ahmed, Aged 44 years, R/o Flat.No. 402, 4th Floor, Ashoka Plaza, Beside Golconda Hotel, Masab Tank, Hyderabad-500 004.

AND

...PETITIONER

1. State of Telangana, Rep.by its Principal Secretary Revenue (Stamps and Registration) Department, Secretariat, Hyderabad.
2. The Commissioner and Inspector General of Registration and Stamps, Telangana, Hyderabad.
3. The Sub-Registrar, Shadnagar, Ranga Reddy District.
4. The District Registrar, Ranga 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 issue any writ, order or direction more particularly one in the nature of Writ of Mandamus declaring the action of the respondents No.3 in not receiving, processing for registration documents to be presented by the Petitioner in respect of Plot Nos. 03 (South Part), 03 (North Part), 05 (South Part), 05 (North Part), 24, 32, 49, 50, 51, 53, 59 and 61 in Sy. Nos. 129/a Aa 129/Loo), and Sy.No. 130/e, situated Inmulnarva Village, Kothur Mandal, Ranga Reddy District in view of the Memo No.G2/257/2019 dated 26-08-2020 issued by the 2nd respondent as being illegal, arbitrary, violative of articles of 14, 21 and 300-A of the Constitution of India, besides violative of principles of natural justice and contrary to the Registration Act, 1908 and also in violation of the orders passed by the Division bench of this Honourable court in Writ Petition No. 9248 of 2021 and to

consequently direct the 3rd respondent to receive, process, register and release the documents/sale deeds to be presented by the Petitioner in respect of Plot Nos. 03 (South Part), 03 (North Part), 05 (South Part), 05 (North Part), 24, 32, 49, 50, 51, 53, 59 and 61 in Sy. Nos. 129/a Aa, 129/Loo and Sy.No. 130/e, situated Inmulnarva Village, Kothur Mandal, Ranga Reddy District, notwithstanding the Memo issued by the 2nd respondent.

IA NO: 1 OF 2022

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 3rd respondent to receive, process, register and release the documents/sale deed to be presented by the Petitioner in respect of Plot Nos. 03 [South Part], 03 [North Part], 05 [South Part], 05 [North Part], 24, 32, 49, 50, 51, 53, 59 and 61 in Sy. Nos. 129/a Aa 129/Loo and Sy.No. 130/e situated Inmulnarva Village, Kothur Mandal, Ranga Reddy District notwithstanding the Memo No.G2/257/2019 dated 26-08-2020 issued by the 2nd respondent, pending disposal of the Writ Petition.

Counsel for the Petitioner: SRI. G SUNDARESAN

Counsel for the Respondents: GP FOR REVENUE (STAMPS AND REGISTRATION) (TG)

The Court made the following: ORDER

HONOURABLE SRI JUSTICE B. VIJAYSEN REDDY

WRIT PETITION No.1006 OF 2022

ORDER (ORAL):

Heard both sides and perused the material on record.

2. It is submitted by the learned counsel on either side that subject matter of this writ petition is squarely covered by the common order passed by this Court in W.P.No.328 of 2022 and batch dated 18.02.2022, as modified by the order dated 22.02.2022 in I.A.No.2 of 2022 in W.P.No.2985 of 2022 and batch, and therefore, keeping the matter pending will not serve any purpose, as such, the same may be disposed of in terms thereof.
3. This Court passed interim order in this writ petition directing the respondents to receive, process, register and release the subject document/s. However, conditions were imposed that (a) the petitioner/s is/are not permitted to withdraw the writ petition and (b) registration shall be subject to final result of the writ petition.
4. In view of the above, recording the aforesaid submission of the learned counsel on either side, following the common order dated 18.02.2022 in W.P.No.328 of 2022 and batch, as modified by the order dated 22.02.2022 in I.A.No.2 of 2022 in W.P.No.2985 of 2022, in terms thereof, this writ petition is disposed of as under, without any order as to costs:
 - (A) If the subject document/s has/have already been registered and released pursuant to the interim order;
 - (i) the document/s registered by the Sub-Registrar shall be subject to outcome of SLP (Civil) No.19695 of 2021 filed by the State Government before the Hon'ble Supreme Court; and
 - (ii) in case, it is found that there is any violation of law like plots/lands/structures being sold form part of F.T.L. and Buffer Zone/Plots having less than 30 feet road width access, the Sub Registrar shall make an endorsement

informing/cautioning the purchasers that risk is involved in purchase of such plots; such transactions are hit by relevant statutory provisions; that registration of the same is subject to outcome of orders of the Hon'ble Supreme Court in SLP (Civil) No.19695 of 2021. To that effect, an endorsement shall be made in the encumbrance record, website etc.

(B) If the subject document/s is/are not yet registered and released pursuant to the interim order;

(i) the respondent - Sub-Registrar is directed to register the document of sale, transfer and gift etc., presented for registration by the petitioner/s without reference to the Memo Nos.G2/257/2019 dated 26.08.2020 and 29.12.2020 issued by the respondent-the Commissioner and Inspector General of Registration and Stamps, Telangana; Letter No.45/TP/NMC/2019 dated 01.11.2019 issued by the respondent-the Commissioner, Municipal Corporation, Nizampet to the respondent-the Sub Registrar, Quthbullapur, Ranga Reddy District, and similar letters, if any, issued by the various Municipal Commissioners in the State;

(ii) the Sub Registrars in the State shall make an endorsement at the reverse side of the first page of the document referred in direction No.(i) that registration so done is subject to outcome of SLP (Civil) No.19695 of 2021 filed by the State Government before the Hon'ble Supreme Court; and

(iii) in case, it is found that there is any violation of law like plots/lands/structures being sold form part of F.T.L. and Buffer Zone/Plots having less than 30 feet road width access, the Sub Registrar shall make an endorsement informing/cautioning the purchasers that risk is involved in purchase of such plots; such transactions are hit by relevant statutory provisions; that registration of the same is subject to outcome of orders of the Hon'ble Supreme Court in SLP (Civil) No.19695 of 2021. To that effect, an endorsement shall be made on the reverse side of the first/second page of the document and also in the encumbrance record, website etc.

As a sequel thereto, miscellaneous petitions, if any, pending in this writ petition stand closed.

//TRUE COPY//

SD/-K.AMMAJI
ASSISTANT REGISTRAR

SECTION OFFICER

To,

1. The Principal Secretary Revenue (Stamps and Registration) Department, State of Telangana , Secretariat, Hyderabad.
2. The Commissioner and Inspector General of Registration and Stamps, Telangana, Hyderabad.
3. The Sub-Registrar, Shadnagar Ranga Reddy District.

4. The District Registrar, Ranga Reddy District.
5. One CC to SRI. G SUNDARESAN Advocate [OPUC]
6. Two CCs to GP FOR STAMPS AND REGISTRATION (TG) ,High Court for the State of Telangana. [OUT]
7. Two CD Copies
8. One Spare Copy

MMA
SB



HIGH COURT

DATED:04/03/2022

ORDER

WP.No.1006 of 2022



DISPOSING OF THE WRIT PETITION
WITHOUT COSTS

(9) NW
7/4/22