

**IN THE HIGH COURT FOR THE STATE OF TELANGANA
AT HYDERABAD**

TUESDAY, THE FIFTEENTH DAY OF MARCH
TWO THOUSAND AND TWENTY TWO

**:PRESENT:
THE HON'BLE SRI JUSTICE B.VIJAYSEN REDDY**

WRIT PETITION NO: 12504 OF 2022

Between:

M/s. Sri Sri Gruhanirman India Pvt. Ltd., Represented by Sama Narsimha Reddy
S/o. Pothi Reddy, Aged about 65 years, Occ: Business, R/o. 16-2-753/A/2, Revenue
Board Colony, Dilsukhnagar, Hyderabad

Petitioner

AND

1. State of Telangana, Rep. by its Principal Secretary (Stamps and Registration) Department, Secretariat, Hyderabad.
2. The Commissioner and Inspector General of Registration and Stamps, 5-3-953, M.J. Road, Registration Bhavan, 4th and 5th Floor, Osmangunj, Hyderabad-500 001
3. The Sub Registrar, (Stamps and Registration Department) Ibrahimpatanam, 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 a Writ of Mandamus, or any other appropriate Writ, order or direction, declaring the action of the Respondents No. 2 and 3 in not allowing the registration of the sale deeds in the venture known 'SRI SRI ANTHAPURAM' with respect to the Plot Nos. 184, 221 and 127 carved out of land in Sy. Nos. 106, 106/1, 106/2, 106/3, 106/4 (along with sub-divisions numbers for all the suvery nubmbers) of Magalapally Village, Ibrahimpatanam Revenue Mandal, under Patelguda Grampanchayat, Ranga Reddy District under Ibrahimpatanam Sub Registrar, as illegal, arbitrary and violation of Article 14, 21 and 300-A of Constitution of India and contrary to orders passed by this Hon'ble Court in WP No. 9248/2021 on the Memo No. G2/257/2019 dated 26.8.2020 issued by 2nd Respondent;

IA NO: 1 OF 2022:

Petition under Section 151 of CPC, praying that in the circumstances stated in the affidavit filed in the writ petition, the High Court may be pleased to grant interim direction to Respondent No. 3 to receive, register and release the sale deeds presented by the Petitioners firm Plots in the layout known as 'SRI SRI ANTHAPURAM' with respect to the Plot Nos. 184, 221 and 127 carved out of land in Sy. Nos. 106, 106/1, 106/2, 106/3 and 106/4 (along with sub-divisions numbers for all the survey numbers) of Magalapally Village, Ibrahimpatanam Revenue Mandal, under Patelguda Grampanchayat, Ranga Reddy district under Ibrahimpatanam Sub Registrar without reference to Memo No. G2/257/2019 dated 26.8.2020 issued by 2nd Respondent

Counsel for the Petitioner : SRI P.AMARENDER REDDY

Counsel for the Respondents : GP FOR STAMPS & REGISTRATION

The Court made the following;

HONOURABLE SRI JUSTICE B. VIJAYSEN REDDY

WRIT PETITION No.12504 OF 2022

ORDER:

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, as such, this Writ Petition may be disposed of in terms thereof.

3. Therefore, 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:

(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 references 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.

The miscellaneous petitions pending, if any, shall stand closed.

There shall be no order as to costs.

//TRUE COPY//

Sd/- K.SHYLESHI
ASSISTANT REGISTRAR

SECTION OFFICER

To,

1. The Principal Secretary (Stamps and Registration) Department, State of Telangana, Secretariat, Hyderabad.
2. The Commissioner and Inspector General of Registration and Stamps, 5-3-953, M.J. Road, Registration Bhavan, 4th and 5th Floor, Osmangunj, Hyderabad-500 001
3. The Sub Registrar, (Stamps and Registration Department) Ibrahimpatanam, Ranga Reddy district
4. Two CCs to GP for Stamps & Registration, High Court of Telangana, at Hyderabad (OUT)
5. one CC to Sri P.Amarender Reddy, Advocate (OPUC)
6. one Spare Copy

HIGH COURT

BVR,J

DATE: 15-3-2022

ORDER

WP. NO. 12504 OF 2022

DISPOSING OF THE WRIT PETITION
WITHOUT COSTS



[Handwritten signature]
31/03/2022