

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

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

**PRESENT**

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

**WRIT PETITION NO: 14053 OF 2022**

**Between:**

M/s CSK REALTORS LIMITED, Represented by its Director Suresh Kumar Agarwal S/o Late Chimanlal Agarwal Aged about 55 years, Occ. Bsuiess Having its office at 401, US Residency, Palace Colony, Basheer Bagh, 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 500001.
3. The Sub Registrar, (Stamps and Registration Department) Shamashabad, 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 LAXMI MERIDIAN with respect to Plot No's. 7,17 to 19, 22 to 24, 26 to 29,31 to 55, 67, 113, 114, 122 to 131 136, 137, 162, 168 to 171, 208, 210-212, 215 224, 285, 286,287, 290, 291, 294-303, 313, 321, 329, 347, 348, 351 to 364 and 386 carved out of land in Sy. No's. 19/20, 19/22, 19/23, 19/25, 19/26 and 19/48 (along with sub-division numbers for all the suvery nubmbers if any) of Ammapally Village, under Narkhoda Grampanchayat, Shamshabad Ravenue Mandal, Ranga Reddy district, under Shamshabad 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. 257/2019 dated 26.8.2020 issued by 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 grant interim direction to Respondent No. 3 to receive, registrar and release the sale deeds presented by the Petitioner's firm Plots in the layout known as LAXMI MERIDIAN with respect to Plot No's. 7,17 to 19, 22 to 24, 26 to 29,31 to 55, 67, 113, 114, 122 to 11, 136, 137, 162, 168 to 171, 208, 210-212, 215- 224, 233, 242, 243, 244, 285 286,2 87, 290, 291, 294-303, 313, 321, 329, 347, 348, 351 to 364 and 386 carved out of land in Sy. No's. 19/20, 19/22, 19/23, 19/25, 19/26 and 19/48 (along with sub-diviosion numbers for all the suvery nubmbers if any) of Ammapally Village, under Narkhoda Grampanchayat, Shamshabad Ravenue Mandal, Ranga Reddy district, under Shamshabad Sub Registrar, without reference to Memo No. 257/2019 dated 26.8.2020 issued by 2nd Respondent

**Counsel for the Petitioner: SRI P. AMARENDER REDDY**

**Counsel for Respondents: AGP FOR REVENUE**

**The Court made the following: ORDER**

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

**WRIT PETITION No.14053 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 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 the writ petition shall stand closed.

//TRUE COPY//

SD/-K.ONESIM  
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 500001.

3. The Sub Registrar, (Stamps and Registration Department) Shamashabad,  
Ranga Reddy district

4. One CC to Sri P Amarender Reddy Advocate [OPUC]

5. Two CCs to GP For Revenue, High Court for the State of Telangana. [OUT]

6. Two CD Copies

7. One Spare Copy

MBC

MMA  
سکری

**HIGH COURT**

**DATED: 29/03/2022**



**ORDER**

**WP.No.14053 of 2022**

**DISPOSING OF THE WRIT PETITION**

**WITHOUT COSTS**

*9*  
*[Signature]*  
*29/03/2022*