

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

MONDAY, THE SEVENTH DAY OF MARCH
TWO THOUSAND AND TWENTY TWO

PRESENT

THE HONOURABLE SRI JUSTICE B.VIJAYSEN REDDY

WRIT PETITION NO: 146 OF 2022

Between:

1. K.Sita Ram Kumar , S/o. Dr. K.A.J.Varma, Aged about 53 years, Occ. Doctor, R/o. Flat No.102, Surya Residency, Madhuranagar, Hyderabad, T.S.
 2. K.Vijay Anand Kumar, S/o.Dr. K.A.J.Varma, Aged about 50 years, Occ. Business, R/o. Sathya Sai Eye Hospital, Bhimavaram, West Godavari District, A.P.
 3. S.Sujatha Vimala, W/o. S.Jagadish, Aged about 49 years, Occ. Housewife, R/o. Sathya Sai Eye Hospital, Bhimavaram, West Godavari District, A.P.
 4. K.Ranga Raju, S/o. Late Satyanarayana Raju, Aged about 60 years, Occ. Business, R/o. B-77, Madhuranagar, Near Vengalrao Nagar, Hyderabad, T.S.
 5. R.Lalitha Kumari, W/o. R.V.L.N.Raju, Aged about 57 years, Occ. Housewife, R/o. B-77, Madhuranagar, Near Vengalrao Nagar, Hyderabad, T.S.
 6. K.Krishna Veni, W/o. Late Satyanarayana Raju, Aged about 77 years, Occ. Housewife, R/o. B-77, Madhuranagar, Near Vengalrao Nagar, Hyderabad, T.S.
 7. A.Jyothi, W/o. A. Raghunath Reddy, Aged about 51 years, Occ. Housewife, R/o. C-81, Flat No.302, Madhuranagar, Hyderabad, T.S.
 8. P.Venkata Ramana Murthy Raju, S/o. Late P.Venkata Krishnam Raju, Aged about 57 years, Occ. Business, R/o. C/o. Mantena Venkata Raju, 27-13-2, Sri Rampuram, Bhimavaram, West Godavari District, A.P.
 9. Pakalpati Sudhir Anand Varma, S/o.P.Ramachandra Raju Aged about 47 years, Occ. Business, R/o. Plot No.15, Daspalli Hills, Vizag-16, A.P.
 10. Vijaya R.Dandu, S/o. D.Appala Narasimha Raju, Aged about 64 years, Occ. Business, R/o. C/o. Mr. P.V. Krishnam Raju, Flat No.101, Goutami Apts, H.No.3-4-142/7, Bharkatpura, Hyderabad, T.S.
 11. Sudhakar V.Chakrala, S/o.Janakiram Chakrala, Aged about 67 years, Occ. Business, R/o. 25-1-799, First Cross Street, Z.P. Colony, A.K. Nagar, Nellore.
 12. Alluri V.Raju, S/o. A.Suryanaranayana Raju, Aged about 69 years, Occ. Business, R/o. 3-16/17-3, Shantinagar, Kakinada, A.P.
- (Petitioners 2 to 12 are Represented by their GPA Holder K.Sita Ram Kumar S/o.Sri K.A.J.Varma Aged about 53 years, Occ.Doctor, R/o.Flat No.102, Surya Residency, Madhura Nagar, Hyderabad.)**

...PETITIONERS

AND

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

4. The Sub Registrar, Revenue (Registration and Stamps) Department, SRO, Shamshabad, Ranga Reddy

...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 respondents more particularly the 4th respondent in orally refusing to receive and register the sale deed presented by the petitioners in respect of land bearing Plot No.3, admeasuring 605 sq. yards, under Sy.No.725/6/A, situated at Shamshabad Village and Mandal, Ranga Reddy District, on the ground of issuance of the Notification dated.26/09/2013 by the District Collector, Ranga Reddy District, as illegal, arbitrary, unjust, unconstitutional, violation of principles of natural justice and also contrary to the provisions of Registration Act, 1908, and consequently direct the respondents 3 and 4 receive, register and release the sale deed presented by the petitioners in respect of subject land without reference to the Notification dated.26/09/2013 issued by the District Collector, Ranga Reddy District.

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 respondents 3 and 4 to receive, register and release the sale deed presented by the petitioners in respect of land bearing Plot No.3, admeasuring 605 sq. yards, under Sy.No.725/6/A, situated at Shamshabad Village and Mandal, Ranga Reddy District, without reference to the Notification dated.26/09/2013 issued by the District Collector, Ranga Reddy District, pending disposal of the writ petition

Counsel for the Petitioner: SRI. MOHD MOIN AHMED QUADRI

Counsel for the Respondents: GP FOR STAMPS AND REGISTRATION

The Court made the following: ORDER

HONOURABLE SRI JUSTICE B. VIJAYSEN REDDY

WRIT PETITION No.146 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.

SD/-P.CH.NAGABHUSHAMBA
ASSISTANT REGISTRAR

//TRUE COPY//

SECTION OFFICER

To,

1. The Principal Secretary, Revenue (Registration and Stamps) Department, Secretariat, Hyderabad.
2. State of Telangana,
3. The Commissioner, and Inspector General of Registration and Stamps, Telangana, Hyderabad.
4. The District Registrar, Revenue (Registration and Stamps) Department, Ranga Reddy District.
5. The Sub Registrar, Revenue (Registration and Stamps) Department, SRO, Shamshabad, Ranga Reddy
6. Two CCs to GP FOR STAMPS AND REGISTRATION ,High Court for the State of Telangana, at Hyderabad [OUT]
7. One CC to SRI. MOHD MOIN AHMED QUADRI, Advocate [OPUC]
8. Two CD copies

B M
BS

Handwritten signature/initials

HIGH COURT

DATED:07/03/2022

ORDER

WP.No.146 of 2022



DISPOSING OF THE WRIT PETITION
WITHOUT COSTS

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17/1/23
HVK