

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

MONDAY, THE ELEVENTH DAY OF APRIL
TWO THOUSAND AND TWENTY TWO

PRESENT

THE HON'BLE SRI JUSTICE N. V. SHRAVAN KUMAR

WRIT PETITION NO: 17286 OF 2022

Between:

Menugonda Balakrishna, S/o Menugonda Narsaiah Age . 39 occ . Business
R/o . 1-2-22 old ganesh theatre road, Court back side, Kollapur, Mahbubnagar
Telangana -509001.

...PETITIONER

AND

1. The State of Telangana, Rep., by Principal Secretary, Department of Revenue, Secretariat, Hyderabad.
2. The Inspector General, Stamps and Registration, Mozzam Jahi Market, Hyderabad, T.S.
3. The Sub-Registrar, Kollapur

...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 an appropriate Writ, Order or direction more particularly one in the nature of Writ of Mandamus declaring the action of the Respondent No.3 in not receiving, registering and releasing the documents/sale deeds in favour of the prospective purchasers produced by the Petitioner basing on the memo issued by the Respondent No.2 vide No.G2/257/2019 dated. 26/08/2020 and amended memo No.G2/257/2019 dated. 29/12/2020 for the unapproved plot bearing No 39,56,56/1, 61, 65, 66, 71,73. in an extent admeasuring Ac 0.13^{1/4} gts in Sy.No. 245/AA, 245/A, 245/AA21, 245AA1 At KOLLAPURAM CITY PANCHAITHI , VILLAGE. VARIDELA Mahaboobnagar District Telangana inspite of the order dated. 23/08/2021 passed by the Hon ble High Court in WP No. 9248 of 2021 as illegal, arbitrary, unfair, against to the Principles of Natural Justice and violative of Article 14 and 300-A of the Constitution of India and consequentially direct the Respondent No.3 to receive, register and release the documents/sale deeds in favour of the prospective purchasers produced by the Petitioner for the unapproved plot bearing No 39,56,56/1, 61, 65, 66, 71,73 in an

extent admeasuring Ac 0.13^{1/4} gts in Sy.No. 245/AA, 245/A, 245/AA21,245AA1 At KOLLAPURAM CITY PANCHAITHI , VILLAGE. VARIDELA Mahaboobnagar District Telangana in the interest of justice

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 No. 3 to receive, register and release the documents/sale deeds in favour of the prospective purchasers produced by the Petitioner for the plot bearing No 39,56,56/1, 61, 65, 66, 71,73 in an extent admeasuring Ac 0.13^{1/4} gts in Sy.No. 245/AA, 245/A, 245/AA21,245AA1 At KOLLAPURAM CITY PANCHAITHI , VILLAGE. VARIDELA Mahaboobnagar District Telangana without reference to the Memo No.G2/257/2019 dated. 26-08-2020 and amended memo No. g2/257/2019 dated. 29/12/2020 issued by the Respondent No.2pending disposal of the present writ petition in the interest of justice

Counsel for the Petitioner: SRI NILESH NARANIA

Counsel for Respondents: GP FOR REVENUE

The Court made the following: ORDER

HONOURABLE SRI JUSTICE N.V.SHRAVAN KUMAR

WRIT PETITION.No.17286 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.

SD/- I. NAGA LAKSHMI
ASSISTANT REGISTRAR

//TRUE COPY//

SECTION OFFICER

To,

1. The Principal Secretary, Department of Revenue, State of Telangana Secretariat, Hyderabad.
2. The Inspector General, Stamps and Registration, Mozzam Jahi Market, Hyderabad, T.S.
3. The Sub-Registrar, Kollapur
4. One CC to Sri Nilesh Narania 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
SB



HIGH COURT

DATED: 11/04/2022



ORDER

WP.No.17286 of 2022

DISPOSING OF THE WRIT PETITION

WITHOUT COSTS

9 VLW
26/4/22