

**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: 2077 OF 2022

Between:

1. Mallampati Veera Reddy, ~~and 3 Others~~, S/o. Raghava Reddy, Aged about 39 years, Occ. Software Engineer, R/o. H.No.3-54/1, Tadikonda (V) and (M), Guntur District-522236.
2. Venu Madhava Reddy Yendreddi, S/o. Y. Sambhi Reddy, Aged about 39 years, Occ. R/o. H.No.3-40, Reddla Bazar, Pedaparimi Village, Thulium Mandal, Guntur District-522236.
3. Bhashyam Kiran Kumar, S/o. Ramesh, Aged about 30 years, Occ. Employee, R/o. H.No.6-3, Near Venugopalaswamy Temple, Pedaparimi Village, Thulium Mandal, Guntur District-522236.
4. Venkata Krishna Reddy Kunduru, S/o. K. Anji Reddy, Aged about 45 years, Occ. Software Engineer, R/o. Flat No.402, Plot Nos.65 and 68, Green Leaf Avenue, Eshwar Villas Road, Nizampet, Hyderabad-590090. Rep.by their DAGPA holder M/s Siva Sai Infra Developers Rep.by its partners. Sankar Tanugundala, S/o. Venkateswara Reddy T. Aged about 41 years, R/o. H.No.6-185, Sree Shakthi Enclave, Flat No.106, Pragathi Nagar, Hyderabad-500090. AND Yendluri Surendera Babu, S/o. Narasimham, Aged about 40 years, R/o. Lakshmi Raghavendra Residency, Flat No.401, Pragathi Nagar, Hyderabad-500090.

...PETITIONERS

AND

1. The State of Telangana and 3 Others, Rep.by.its Principal Secretary, Revenue (Stamps and Registration), Secretariat, Hyderabad.
2. The Commissioner and Inspector, General of Registration and Stamps Hyderabad, Telangana.
3. The Sub-Registrar, Quthbullapur, Medchal-Malkajgiri District.
4. The Dundigal Municipality, Rep.by its Commissioner, Dundigal, Medchal Malkajgiri 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 inaction of the respondent No.3 in receiving, registering and releasing of the sale deed presented by the petitioner in respect of the Semi-Finished Flat No.304 with built up area of 1080 Sq.ft., and Semi-Finished Flat Nos.402 and 403 with built up area of 1090 Sq.ft., respectively (including common area) and one car parking area of 80 Sq.ft., along with an undivided share of land

admeasuring 23 Sq.yards (out of 534 Sq.yards) constructed on plot Nos.278 and 259, in Sy.Nos.26, 27, 28, 29, 36 and 37 situated at Mallampet Village, Dundigal-Gandimaisamma Mandal, under Dundigal Municipality, Medchal-Malkajgiri District, Telangana State on the basis of Memo No.G2/257/2019 issued by the respondent No.2 and letter bearing No. 89/TPo/Dun/Mp1/2019 dt.20/12/2019 issued by the respondent No.4 as illegal, arbitrary and unconstitutional and consequently direct the respondent No.3 to receive, register and release the sale deed presented by the petitioner in respect of the Semi-Finished Flat No.304 with built up area of 1080 Sq.ft., and Semi-Finished Flat Nos.402 and 403 with built up area of 1090 Sq.ft., respectively (including common area) and one car parking area of 80 Sq.ft., along with an undivided share of land admeasuring 23 Sq.yards (out of 534 Sq.yards) constructed on plot Nos.278 and 259, in Sy.Nos.26, 27, 28, 29, 36 and 37 situated at Mallampet Village, Dundigal-Gandimaisamma Mandal, under Dundigal Municipality, Medchal-Malkajgiri District, Telangana State without the reference of the Memo No.G2/257/2019 issued by the respondent No.2 and letter bearing No. 89/TPo/Dun/Mp1/2019 dt.20/12/2019 issued by the respondent No.4

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 respondent No.3 to receive, register and release the sale deed presented by the petitioner in respect of the Semi-Finished Flat No.304 with built up area of 1080 Sq.ft., and Semi-Finished Flat Nos.402 and 403 with built up area of 1090 Sq.ft., respectively (including common area) and one car parking area of 80 Sq.ft., along with an undivided share of land admeasuring 23 Sq.yards (out of 534 Sq.yards) constructed on plot Nos.278 and 259, in Sy.Nos.26, 27, 28, 29, 36 and 37 situated at Mallampet Village, Dundigal-Gandimaisamma Mandal, under Dundigal Municipality, Medchal-Malkajgiri District, Telangana State without the reference of the Memo No.G2/257/2019 issued by the respondent No.2 and letter bearing No. 89/TPo/Dun/Mp1/2019 dt.20/12/2019 issued by the respondent No.4 pending disposal of the writ petition and be pleased

Counsel for the Petitioner(s): SRI. RAJAGOPALLAVAN TAYI

Counsel for the Respondents: AGP FOR REVENUE

The Court made the following: ORDER

HONOURABLE SRI JUSTICE B. VIJAYSEN REDDY

WRIT PETITION No.2077 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/-PADMANABHA REDDY
ASSISTANT REGISTRAR

SECTION OFFICER

To,

1. The Principal Secretary, Revenue (Stamps and Registration), State of Telangana Secretariat, Hyderabad.
2. The Commissioner and Inspector, General of Registration and Stamps Hyderabad, Telangana.
3. The Sub-Registrar, Quthbullapur, Medchal-Malkajgiri District.
4. The Dundigal Municipality, Rep.by its Commissioner, Dundigal, Medchal Malkajgiri District.
5. One CC to SRI. RAJAGOPALLAVAN TAYI Advocate [OPUC]
6. Two CCs to AGP FOR REVENUE, High Court for the State of Telangana at hyderabad. [OUT]
7. Two CD copies
8. One spare copy

HIGH COURT

DATED : 07/03/2022



ORDER

WP.NO.2077 OF 2022

DISPOSING OF THE WRIT PETITION

WITHOUT COSTS

AJM (10)
12/7/2022