

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

TUESDAY, THE TWENTY SIXTH DAY OF APRIL
TWO THOUSAND AND TWENTY TWO

PRESENT

THE HONOURABLE SRI JUSTICE N.V.SHRAVAN KUMAR

WRIT PETITION NO: 21116 OF 2022

Between:

Erabati Venkateshwar Rao, S/o. Manohar Rao, Age 55 years, Occ: Agriculture,
R/o.H.No.2-5-3, Sri Ram Nagar, Mandal Peddapalli, Dist. Peddapalli.

...PETITIONER

AND

1. The State of Telangana, Rep. by its Principal Secretary Stamps and Registration Department, Secretariat Buildings, BRKR Bhavan, Tank Bund, Hyderabad.
2. The Commissioner and Inspector General of Registration and Stamps, M.J.Market, Hyderabad, Telangana State.
3. The Sub Registrar, Peddapalli, Dist. Peddapalli.

...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 or order more particularly one in the nature of writ of mandamus or any other appropriate writ or order or orders declaring the action of Respondent No.3 in not receiving, registering and releasing the sale deeds presented by this petitioner in respect of Plots bearing No.1, 2, 3, 4, 5, 6, 7, 7/A, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31 and 32 in land bearing Sy.No.1084/c/a to a total extent of Ac.2.20 Gts, situated at Raghavpur Village, Mandal Peddapalli, Dist. Peddapalli on the ground of Memo bearing no.G2/257/2019 dt 26-08-2020 and 29-12-2020 issued by respondent No.2 as being arbitrary, vindictive, illegal, violative of Articles 14, 16 and 21 of the Constitution of India and against to the principles of Natural Justice, and consequently direct the Respondent No.3 herein to receive, register and release the sale deeds presented by the Petitioners without reference to the

Memo Bearing No.G2/257/2019 dt 26-08-2020 and 29-12-2020 issued by the Respondent No.2.

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 herein to receive, register and release the sale deeds presented by the Petitioner in respect Plots bearing No.1, 2, 3, 4,5, 6, 7, 7/A, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17,18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29,30, 31 and 32 in land bearing Sy.No.1084/c/a to a total extent of Ac.2.20 Gts, situated at Raghavpur Village, Mandal Peddapalli, Dist. Peddapalli without reference to the Memo Bearing No.G2/257/2019 dt 26-08-2020 and 29-12-2020 issued by the Respondent No.2 pending disposal of the above writ petition.

Counsel for the Petitioner : SRI. KONDADI AJAY KUMAR

Counsel for the Respondents : AGP FOR REVENUE

The Court made the following : ORDER

THE HONOURABLE SRI JUSTICE N.V.SHRAVAN KUMAR

WRIT PETITION No.21116 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 dated 18.02.2022 passed by this Court 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 and batch, as such, this writ petition may be disposed of in terms thereof.

3. Therefore, following the common order dated 18.02.2022 passed by this Court 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 and batch, 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, 2 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,

subject to the petitioner(s) complying with the provisions of the Indian Registration Act, 1908, and Indian Stamp Act, 1899. It is open to the Registering Authority to refuse/receive the document(s) presented before him, if he has any other objection, by duly assigning reasons in support of such decision and communicate the said decision to the petitioner(s);

(ii) the respondent – 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 applications, if any, pending in the writ petition shall stand closed.

SD/-N.CHANDRA SEKHAR RAO
ASSISTANT REGISTRAR

//TRUE COPY//

SECTION OFFICER

To,

1. The Principal Secretary Stamps and Registration Department, State of Telangana, Secretariat Buildings, BRKR Bhavan, Tank Bund, Hyderabad.
2. The Commissioner and Inspector General of Registration and Stamps, M.J.Market, Hyderabad, Telangana State.

3. The Sub Registrar, Peddapalli, Dist. Peddapalli.
4. One CC to SRI. KONDADI AJAY KUMAR, Advocate. [OPUC]
5. Two CCs to GP FOR REVENUE ,High Court for the State of Telangana at Hyderabad. [OUT]
6. Two CD Copies
7. One Spare Copy

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HIGH COURT

DATED:26/04/2022

ORDER

WP.No.21116 of 2022



**DISPOSING OF THE WRIT PETITION
WITHOUT COSTS.**

Handwritten signature and date 10/5/2022