

**HIGH COURT FOR THE STATE OF TELANGANA  
AT HYDERABAD**

(Special Original Jurisdiction)

THURSDAY, THE TWENTY EIGHTH DAY OF APRIL  
TWO THOUSAND AND TWENTY TWO  
PRESENT

**THE HONOURABLE SRI JUSTICE T.VINOD KUMAR**

**WRIT PETITION NO: 21645 OF 2022**

**Between:**

Shri Rangaraju Venkata Chandramohan Rao, S/o. Rangaraju Venkata Kamalakar Rao, Occ.  
Business, R/o H.No. 2-9-147/3/A, Vikas Nagar, Hanamakonda, Waranagal, Telangana

...Petitioner

**AND**

1. The State of Telangana, Represented by Principal Secretary, Revenue (Stamps and Registration) Dept Secretariat, Hyderabad.
2. The Commissioner and Inspector General of Registration and Stamps, Telangana, having office at Mozamjahi Market Road, Hyderabad.
3. The Sub-Registrar, Jangaon.

...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 respondent No.3 in refusing to receive, process to register and release the Sale Deeds to be presented by the Petitioner in respect of 56 open Plots bearing Plot No.1 ( 313 Sq. yds), Plot Nos 2 to 7( 186 Sq. yds each), Plot No. 8 ( 209.44 Sq. yds), Plot No. 9 to 15 ( 186 Sq. yds each), Plot No. 16 ( 279.86 Sq. yds), Plot No. 17( 248.86 Sq. yds), Plot Nos. 18 to 31( 186 Sq. yds each), Plot No. 32 ( 201.21 Sq. yds), Plot No. 33 (169.92 Sq. yds), Plot Nos. 34 to 40 ( 186 Sq. yds each), Plot Nos. 41 to 56( 146.25 Sq. yds each) all in Sy. No. 184/B and 252/A out of total area admeasuring Ac 3.19 Gts, situated at Narmetta Village and Mandal, Jangaon District, Telangana referring to the Memo No.G2/257/2019 dated 26.08.2020, issued by the office of the Respondent No.2, as being illegal, arbitrary and unconstitutional and in violation of principles of natural justice and consequently direct the respondent No. 3 to receive, register and release the sale deeds to be presented by the petitioner in respect of said plots without reference to the Memo No.G2/257/2019 dated 26-08-2020, 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 writ petition, the High Court may be pleased to direct the respondent No.3 herein to receive, register and release the sale deed executed by the petitioner in respect of 56 open Plots bearing Plot No.1 ( 313 Sq. yds), Plot Nos 2 to 7( 186 Sq. yds each), Plot No. 8 ( 209.44 Sq. yds), Plot No. 9 to 15 ( 186 Sq. yds each), Plot No. 16 ( 279.86 Sq. yds), Plot No. 17( 248.86 Sq. yds), Plot Nos. 18 to 31( 186 Sq. yds each), Plot No. 32 ( 201.21 Sq. yds), Plot No. 33 (169.92( Sq. yds), Plot Nos. 34 to 40 186 Sq. yds each), Plot Nos. 41 to 56( 146.25 Sq. yds each) all in Sy. No. 184/B & 252/A out of total area admeasuring Ac 3.19 Gts, situated at Narmetta Village and Mandal, Jangaon District, Telangana;

**Counsel for the Petitioner:**                      **SRI. V M M CHARY**

**Counsel for the Respondents:**                      **GP FOR STAMPS AND REGISTRATION**  
**The Court made the following**  
**ORDER:**

**HONOURABLE SRI JUSTICE T. VINOD KUMAR**

**WRIT PETITION No.21645 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, if document is otherwise in accordance with law, 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/- K. ONESIM  
ASSISTANT REGISTRAR**



**SECTION OFFICER**

**//TRUE COPY//**

**To,**

1. The Principal Secretary, Revenue (Stamps and Registration) Dept., State of Telangana, Secretariat, Hyderabad.
2. The Commissioner and Inspector General of Registration and Stamps, Telangana, having office at Mozamjahi Market Road, Hyderabad.
3. The Sub-Registrar, Jangaon.
4. One CC to Sri V M M Chary Advocate [OPUC]
5. Two CC to GP for Stamps and Registration, High Court for the State of Telangana. [OUT]
6. Two CD copies

HIGH COURT

TVKJ

DATED:28/04/2022



ORDER

WP.No.21645 of 2022

WRIT PETITION IS DISPOSED OF WITHOUT COSTS