

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

**TUESDAY, THE TWENTY SECOND DAY OF FEBRUARY
TWO THOUSAND AND TWENTY TWO**

PRESENT

THE HONOURABLE SRI JUSTICE B.VIJAYSEN REDDY

WRIT PETITION NO: 5933 OF 2022

Between:

Chervumeedi Raghuveera Varma, S/o.Rajamuri, Aged about 32 years, Occ .
Business, R/o.H.No.3/19, Telugu Geri, Devarkadra Mandal, Mahabubnagar
District.

...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, Narayanpet Mandal and 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 an appropriate Writ, order or direction more particularly one in the nature Writ of Mandamus, declaring the action of the 3rd respondent in refusing to receive, register and release the sale deeds presented by the Petitioner in respect of Plot bearing Nos.26, 27, 29, 30, 31, 32, 33, 34 and 35 in Sy.No.256/AA/AA situated at Jaklair Shivar, Maktal Mandal, Narayanpet District basing on the Memo bearing No.G2/257/2019 dated 26/08/2020 and 29/12/2020 issued by the 2nd respondent as illegal, arbitrary, without jurisdiction, contrary to the provisions of Registration Act-1908, and Violation of Article 14 of Constitution of India and consequently direct the 3rd Respondent to receive, register and release the sale deeds presented by the Petitioners without reference to Memo bearing No.G2/257/2019 dated 26/08/2020 and 29/12/2020 issued by the 2nd respondent.

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 of Plot bearing Nos.26, 27, 29, 30, 31, 32, 33, 34 and 35 in Sy.No.256/AA/AA situated at Jaklair Shivar, Maktal Mandal, Narayanpet District, without reference to Memo bearing No.G2/257/2019 dated 26/08/2020 and 29/12/2020 issued by the 2nd respondent, pending disposal of the main Writ Petition, and to pass

Counsel for the Petitioner: SRI T.RAJINIKANTH REDDY

Counsel for the Respondents: AGP FOR REVENUE

The Court made the following: ORDER

THE HON'BLE SRI JUSTICE B. VIJAYSEN REDDY

WRIT PETITION No.5933 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 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 the writ petition shall stand closed.

SD/-T.JAYASREE
ASSISTANT REGISTRAR

NOTE: That the Cause Title of Respondent No. 3 which is read as "The Sub-Registrar, Narayanpet Mandal and District" in the Order dated 22.02.2022 in W.P.No.5933 of 2022 is corrected and substituted as "The Sub-Registrar, Makthal, Narayanpet District" as per the Orders of Hon'ble Court dated 31.03.2022 in I.A.No.2 of 2022 in W.P.No.5933 of 2022.

This amended order shall substitute the earlier order which has already been dispatched on 28.03.2022

**SD/-T.JAYASREE
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, Makthal, Narayankhed District.
4. One CC to SRI T.RAJINIKANTH REDDY, Advocate [OPUC]
5. Two CCs to the GP for Revenue, High Court for the State of Telangana. [OUT]
6. Two C.D. Copies.
7. One Spare Copy.
MRC

SW

HIGH COURT

DATED: 22/02/2022
31/03/2022

AMENDED ORDER

WP.No.5933 of 2022



DISPOSING OF THE WRIT PETITION
WITHOUT COSTS

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[Signature]
29/04/2022