

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

FRIDAY, THE TWENTY NINTH DAY OF APRIL
TWO THOUSAND AND TWENTY TWO

PRESENT
THE HON'BLE SRI JUSTICE A.ABHISHEK REDDY

WRIT PETITION NO: 22570 OF 2022

Between:

Gujjula Krishna Reddy, S/o.Kondal Reddy,

...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, Bhonagiri Nalgonda /Yadadri Bhonagiri Dist

...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 No. 3 in refusing to receive, process, register and release the sale deed or sale deeds presented by the Petitioner Plots bearing Nos. 1, 2, 4, 5, 27, 38, 57, 58, 62, and 66, in Sy.No.490 land admeasuring to an extent of Ac. 3.00 Guntas and Sy.No 490/1/E an extent of 10 guntas, Sy.No 490/A an extent of 10 guntas totally 3-30 Guntas Situated at Vadaigudem H/o Raigir Village, Bhonagi Mandal, Nalgonda/Yadadri Bhonagiri District, on the basis of the MEMO No.G2/257/2019, dated 26-8-2020 and 29-12-2020, issued by the office of the Respondent No.2, as arbitrary, illegal without any jurisdiction contrary to the provisions of the registration Act 1908 and in violation of Article 14 of Constitution of India and consequently direct the Respondent No. 3 herein to receive register and release the sale deed presented by the Petitioner in respect of Plot Nos. 1, 2, 4, 5, 27, 38, 57, 58, 62, and 66, admeasuring 80 Sq.Yds, 100 Sq.Yds, 150 Sq.Yds, 172 Sq.Yds, 144 Sq.Yds, 160 Sq.Yds, 125 Sq.Yds, 217 Sq.Yds, 190 Sq.Yds, 304 Sq.Yds, in Sy.No.490 land admeasuring to an extent of Ac. 3.00 Guntas and Sy No 490/1/E an extent of 10 guntas, Sy.No 490/A an extent of 10 guntas totally 3-30 Guntas Situated at Vadaigudem H/o Raigir Village, Bhonagi Mandal, Nalgonda/Yadadri Bhonagiri District without reference to MEMO No.G2/257/2019, dated 26-08-2020, issued by the office of 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 to receive, process, register, and release the sale deed presented by the petitioner in respect of the plots Nos. 1, 2, 4, 5, 27, 38, 57, 58, 62, and 66, admeasuring 80 Sq.Yds, 100 Sq.Yds, 150 Sq.Yds, 172 Sq.Yds, 144 Sq.Yds, 160 Sq.Yds, 125 Sq.Yds,

217 Sq.Yds, 190 Sq.Yds, 304 Sq.Yds, in Sy.No.490 land admeasuring to an extent of Ac. 3.00 Guntas and Sy.No 490/1/E an extent of 10 guntas, Sy.No 490/A an extent of 10 guntas totally 3-30 Guntas Situated at Vadaigudem H/o Raigir Village, Bhonagi Mandal, Nalgonda/Yadadri Bhonagiri District in Sy.No.490 land admeasuring to an extent of Ac. 3.00 Guntas and Sy.No 490/1/E an extent of 10 guntas, Sy.No 490/A an extent of 10 guntas totally 3-30 Guntas Situated at Vadaigudem H/o Raigir Village, Bhonagi Mandal, Nalgonda/Yadadri Bhonagiri District without reference to MEMO No.G2/257/2019, dated 26-08-2020 and 29-12-2020. Issued by the office of the Respondent No.2.;

Counsel for the Petitioner :SPL.PRAVEEN KUMAR VEERJALA

Counsel for the Respondents: GP FOR REVENUE (TG)

The Court made the following:

ORDER

THE HON'BLE SRI JUSTICE A.ABHISHEK REDDY

WRIT PETITION No.22570 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 No.G2/257/2019, dated 26.08.2020, issued by the respondent - the Commissioner and Inspector General of Registration and Stamps, Telangana;

(ii) the Sub-Registrar 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/- B. SATYAVATHI
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, Bhonagiri Nalgonda /Yadadri Bhonagiri Dist
4. One CC to SRI. PRAVEEN KUMAR VEERJALA Advocate [OPUC]
5. Two CCs to GP FOR REVENUE (TG), High Court for the State of Telangana. [OUT]
6. Two CD Copies

HIGH COURT

AAR,J

DATED: 29.04.2022

WP.NO.22570 OF 2022



DISPOSING OF THE WRIT PETITION
WITHOUT COSTS