

**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 B.VIJAYSEN REDDY

WRIT PETITION NO: 22926 OF 2022

Between:

Smt. K. Devika, W/o K. Shiva Kumar, aged 35 years, R/o H.No.8-3- 229/D/46, Street No.II, Venkatagiri, Yousufguda, Hyderabad.

...PETITIONER

AND

1. The State of Telangana, Rep. by its Secretary, Revenue (Stamps and Registration) Department, Secretariat, Hyderabad.
2. The Commissioner and Inspector General of Registration and Stamps, Telangana State, Hyderabad.
3. The Joint Sub-Registrar, Ranga Reddy 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 a Writ, Order or Direction more particularly one in the nature of Writ of Mandamus declaring the action of the respondents in refusing to receive register the Sale Deed submitted by the petitioner for registration with regard to the Semi-finished Flat No.302 in Third Floor, with built up area of 900 sq. ft., along with Parking and un-divided share of land admeasuring 20 sq. yards out of 200 sq. yards in the building known as SHIVA'S KRISHNA SAI, Plot No.947, Type-B, in Sy.No.201, situated at Sree Rama Nagar Colony, Kondapur Village, Serilingampally Mandal, Under GHMC Serilingampally Circle, Ranga Reddy District, on the ground of Memo bearing No.G2/257/2019 dt.26-08-2020 issued by the 2nd respondent restraining the registrations, as highly illegal, arbitrary and contrary to the orders of this Hon'ble Court in WP.No.9248 of 2021 and consequently direct the 3rd respondent to receive, register and release the Sale Deed submitted by the petitioner for registration with regard to the Semi-finished Flat No.302 in Third Floor, with built up area of 900 sq. ft., along with Parking and un-divided share of land admeasuring 20 sq. yards out of 200 sq. yards in the building known as SHIVA'S KRISHNA SAI, Plot No.947, Type-B, in Sy.No.201, situated at Sree Rama Nagar Colony, Kondapur Village, Serilingampally Mandal,

Under GHMC Serilingampally Circle, Ranga Reddy District, without reference to the memos No.G2/257/2019 dt.26-08-2020 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 3rd respondent to receive, register and release the Sale Deed submitted by the petitioner for registration with regard to the Semi-finished Flat No.302 in Third Floor, with built up area of 900 sft., along with Parking and undivided share of land admeasuring 20 sq. yards out of 200 sq. yards in the building known as SHIVA'S KRISHNA SAL Plot No.947, Type-B, in Sy.No.201, situated at Sree Rama Nagar Colony, Kondapur Village, Serilingampally Mandal, Under GHMC Serilingampally Circle, Ranga Reddy District, without reference to the memos No.G2/257/2019 dt.26-08-2020 issued by the 2nd respondent pending disposal of the writ petition.

Counsel for the Petitioner : SRI. N.M. KRISHNAIAH

Counsel for the Respondent No. 1 to 3 : GP FOR STAMPS AND REGISTRATION

The Court made the following : ORDER

THE HON'BLE SRI JUSTICE B. VIJAYSEN REDDY

WRIT PETITION No.22926 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/-N.CHANDRA SEKHAR RAO
ASSISTANT REGISTRAR

//TRUE COPY//

SECTION OFFICER

To,

1. The Secretary, Revenue (Stamps and Registration) Department, State of Telangana, Secretariat, Hyderabad.
2. The Commissioner and Inspector General of Registration and Stamps, Telangana State, Hyderabad.

Contd

3. The Joint Sub-Registrar, Ranga Reddy District.
4. One CC to SRI. N.M. KRISHNAIAH, Advocate [OPUC]
5. Two CCs to GP FOR STAMPS AND REGISTRATION, High Court for the State of Telangana at Hyderabad. [OUT]
6. Two CD Copies.
7. One Spare Copy.

JS
BS



HIGH COURT

DATED : 29/04/2022



ORDER

WP.No. 22926 of 2022

**DISPOSING OF THE WRIT PETITION
WITHOUT COSTS**

ATM
28/6/2022 *(9)*