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

WEDNESDAY, THE FOURTEENTH DAY OF OCTOBER
TWO THOUSAND AND TWENTY SIX

PRESENT

THE HONOURABLE SRI JUSTICE PULLA KARTHIK

WRIT PETITION NO: 26245 OF 2026

Between:

1. K Dhanraj, S/o Late K Venkata Swamy aged about 40 years Occ Business R/o1-68 Neknampur Village Gandipet Mandal Ranga Reddy District
2. A Kumar, S/o Late Arrolla Balaiah aged about 47 years Occ Business R/o 2-21 Neknampur Village Gandipet Mandal Ranga Reddy District
3. Kadigari Srinivasa Reddy, S/oLate Kadigari Narayan Reddy aged about 39 years Occ Business R/o 3-95 Manchirevula Village Gandipet Mandal RR District
4. Terupally Vinod Kumar, S/o Late TChandrappa aged about 44 years Occ Business R/o 3-31 Manchirevula Village Gandipet Mandal Ranga Reddy District

...PETITIONERS

AND

1. The State of Telangana, Rep by its Principal Secretary Stamps Registration Department Secretariat Hyderabad
2. The District Collector, Ranga Reddy District
3. The District Registrar, Stamps and Registration Ranga Reddy District
4. The Sub Registrar, Gandipet Ranga Reddy District
5. The Special Officer, Competent Authority Urban Land Ceiling 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 (i) proceedings vide Lr No E1/4404/2024 dated 12.11.2025

issued by the Respondent No 2 in so far as including the lands in Sy No 146 of Brindavan Colony Narsing Village Gandipet Mandal Ranga Reddy District in Prohibited Register and (ii) Refusal Order issued by the Respondent No 4 vide Refusal Order No 2 of 2026 dated 13.01.2026 as illegal arbitrary and contrary to the provisions of Registration Act 1908 and also contrary to the Judgments and Orders passed by the Hon'ble Apex Court and by this Hon'ble Court and set aside the same and consequently direct the Respondent No 4 to register and release the sale deed (P No 581 of 2025) dated 26.09.2025 presented by the Petitioners in respect of Plot No112 admeasuring 500 Sq Yards in SyNo 146 situated at Brindavan Colony of Narsing Village Gandipet Mandal Ranga Reddy District without reference to the Letter No E1/4404/2024 Dt 12.11.2025 of the 2nd respondent.

I.A. NO: 1 OF 2026

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 4 to register and release the sale deed (P No 581 of 2025) dated 26.09.2025 presented by the Petitioners in respect of Plot No112 admeasuring 500 Sq Yards in Sy No 146 situated at Brindavan Colony of Narsing Village Gandipet Mandal Ranga Reddy District without reference to the Letter No E1/4404/2024 Dt 12.11.2025 of the 2nd respondent.

Counsel for the Petitioner: SRI S.SRIDHAR

Counsel for the Respondent Nos.1 to 4 GP FOR STAMPS AND REGISTRATION

Counsel for the Respondent No.5: GP FOR ASSIGNMENTS

The Court made the following: ORDER

IN THE HIGH COURT FOR THE STATE OF TELANGANA AT HYDERABAD

THE HON'BLE SRI JUSTICE PULLA KARTHIK

WRIT PETITION No.26245 OF 2026
(CNR No. HBHC010541722026)

Dated 14th October, 2026

Between:

K. Dhanraj and others ... Petitioners

AND

The State of Telangana,
Rep. by its Principal Secretary,
Stamps & Registration Department,
Secretariat, Hyderabad and others ... Respondents

ORDER:

Seeking to direct respondent No.4 to register and release the sale deed (P.No.581 of 2025) dated 26.09.2025 presented by the petitioners in respect of Plot No.112 admeasuring 500 Sq. Yards in Sy.No.146 situated at Brindavan Colony of Narsing Village, Gandipet Mandal, Ranga Reddy District, without reference to the letter No.E1/4404/2024, dated 12.11.2025, of respondent No.2, the present Writ Petition is filed.

2) Heard Sri S. Sridhar, learned counsel for the petitioners, learned Government Pleader for Stamps and Registration for respondent Nos.1 to 4, and learned Government Pleader for Assignments appearing for respondent No.5.

3) Learned counsel for the petitioners submits that one B.R.K. Rao was the absolute owner and possessor of plot No.112 admeasuring 500 Sq. Yards in survey No.14 situated at Brindavan Colony, Narsing Village, Gandipet Mandal, Ranga Reddy District (hereinafter referred to as 'subject property') having purchased the same under registered sale deed document No.1425 of 1967 dated 26.07.1967 from one Smt.P.Annapurnamma, who originally purchased the land admeasuring Acs.8-25 guntas in survey No.146 of Narsingi Village under a registered sale deed and thereafter developed the land into plots after obtaining necessary approvals from the then Gram Panchayat of Narsingi Village. Further, after the death of B.R.K. Rao, their legal inherited the property and they offered to sell the subject property to the petitioners and accordingly the parties have executed a sale deed dated 26.09.2025 and

presented the same before respondent No.4 for registration, however, the document was refused for registration vide impugned refusal order on the ground that the subject property is falling under ceiling surplus land as per District Collector, Ranga Reddy District Lr.No.H2/10307/8/9/10/76, dated 03.08.2011 and Collector and District Magistrate, R.R. District vide Lr.No.E1/4404/2024, dated 12.11.2025, which came to be passed contrary to the ratio laid down by the Hon'ble Supreme Court in ***State of U.P. v. Hari Ram***[1] that mere vesting of the land under Section 10 (3) would not confer any right on the State Government to have de facto possession of the vacant land unless there has been a voluntary surrender of vacant land before 18.03.1999 and State has to establish that there has been a voluntary surrender of vacant land or surrender and delivery of peaceful possession under Section 10 (5) or forceful dispossession under Section 10 (6). Hence, the learned counsel seeks indulgence of this Court and issue suitable directions to the respondents.

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[1] 2013 Supreme (SC) 221

4) Per contra, the learned Government Pleader for Assignment filed a counter affidavit mainly contending as under:

> "10. The total land held by the declarant and his sons are 3,64,420.09 Sq.Mtrs, out of which an extent of 2,307.67 Sq.Mtrs is protected u/s.4 (11) of the Act, the declarants are entitled to 1000.00 Sq.Mtrs to each u/s4(1)(b) of the Act totaling 4000.00 Sq.Mtrs. The village Narsingi falls in peripheral area of the Hyderabad Urban Agglomeration G.O.Ms.No.733 dated 31-10-1988 where each of the declarant are entitled for exemption of Acres 5.00 (20,234.30 Sq.Mtrs) each totaling 4 (x) 5.00 Acres = Acres 20.00 (80937.20 Sq. Mtrs). Thus the declarants hold the land to an extent of 2,77,175.22 Sq.Mtrs in excess of the ceiling limit. Aggrieved by the said orders Smt.Annapurnamma W/o.P.V.Kutumba Rao and others, filed W.P. No.7460 of 2008 and the same was allowed by the Hon'ble High Court on 12-8-2009 while setting aside the impugned orders. Against which the Government filed W.A.No.1380/2009 before the Hon'ble Division Bench and the same is pending."

Thus, the learned Government Pleader contends that as per the Government Records, the subject plot clearly falls under ceiling surplus. Hence, there are no merits and prays to dismiss the writ petition.

5) This Court has taken note of the submissions made by respective counsel and perused the material on record.

6) The document presented by the petitioner is refused vide impugned Refusal Order No.2 of 2026 dated 13.01.2026 on the following ground:

> "Upon scrutiny it was found that the property involved in the document was declared as Ceiling Surplus Land as per District Collector, Ranga Reddy District vide Lr.No.H2/10307/8/9/10/76, Dated:13/08/2011 and Collector & District Magistrate, R.R. Dist vide Lr.No.E1/4404/2024, Dated:12/11/2025 which is prohibited from alienation Under Section 22-A of Registration Act."

7) As can be seen from the record, admittedly, vide order dated 12.08.2009 in W.P.No.7460 of 2008, this Court has set aside the Lr.No.H2/10307 to 10310/76, dated 03.08.2011, which form basis for issuance of Lr.No.E1/4404/2024, dated 12.11.2025, based on which the present impugned refusal order came to be passed. Further, Writ Appeal No.1380 of 2009 filed against the order dated 12.08.2009 in W.P. No.7460 of 2008, is pending before the Division Bench of this Court and no interim

orders are passed thereon in favour of the appellant-Government.

8) In the above backdrop, the Writ Petition is disposed of directing respondent No.4 to receive, register and release the subject document presented by the petitioner, without reference to impugned Refusal Order No.2 of 2026 dated 13.01.2026. However, any such registration shall be subject to outcome of Writ Appeal No.1380 of 2009.

Miscellaneous petitions pending, if any, shall stand closed.

No costs.

SD/-K.V.O.NARSI BABU
ASSISTANT REGISTRAR

//TRUE COPY//

SECTION OFFICER

To,

1. The Principal Secretary Stamps Registration Department Secretariat Hyderabad
2. The District Collector, Ranga Reddy District
3. The District Registrar, Stamps and Registration Ranga Reddy District
4. The Sub Registrar, Gandipet Ranga Reddy District
5. The Special Officer, Competent Authority Urban Land Ceiling Ranga Reddy District
6. One CC to SRI S.SRIDHAR, Advocate [OPUC]
7. Two CCs to GP FOR STAMPS AND REGISTRATION, High Court for the State of Telangana, at Hyderabad [OUT]
8. Two CCs to GP FOR ASSIGNMENTS, High Court for the State of Telangana, at Hyderabad [OUT]
9. Two CD Copies

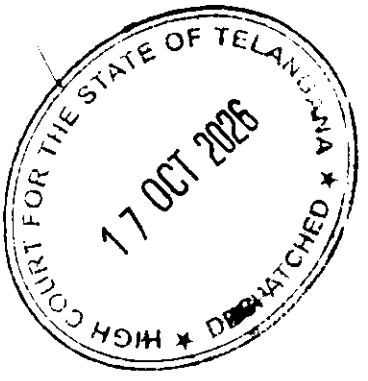
PMK
PB

HIGH COURT CC TODAY

DATED: 14/10/2026

ORDER

WP.No.26245 of 2026



DISPOSING OF THE WRIT PETITION

WITHOUT COSTS

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17/10/26