

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

**THURSDAY, THE TWELFTH DAY OF MARCH
TWO THOUSAND AND TWENTY SIX**

PRESENT

THE HONOURABLE SRI JUSTICE PULLA KARTHIK

WRIT PETITION NO: 7562 OF 2026

Between:

Patlolla Mahipal Reddy, S/o. Late Patlolla Hanumanth Reddy, Aged about- 51 Years, Occupation- Farmer, R/o. H.No. 6-3-1855, C-350, Sachivalaya Nagar, Vanastalipuram, Hayathnagar Mandal, Ranga Reddy District, Telangana State - 500 070.

...PETITIONER

AND

1. The State of Telangana, Represented by its Principal Secretary, Revenue (Stamps and Registration) Department, Secretariat Buildings, Hyderabad - 500 063.
2. The Collector, and District Magistrate, District Collectorate, Integrated Collectorate Complex, Sangareddy, Sangareddy District - 502 001.
3. The District Registrar of Assurances, Registration and Stamps Department, Sangareddy Town, Sangareddy, Sangareddy District - 502 001.
4. The Tahsildar, and Jt. Sub-Registrar, Raikode, Raikode Mandal, Sangareddy District - 502 257.

...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 of Writ of Mandamus declaring the action of the Respondent No. 4 herein in refusing to receive, register and release the Mortgage Deed (Mortgage Without Possession) presented by the Petitioner in respect of Agriculture Land bearing Survey No. 198/2, admeasuring Ac. 13-3700 Guntas, situated at Naganpalle Village, Raikode Mandal, Sangareddy District and the Online Slot Booking Application No. 2600137388, Dated 07-03-2026 and eChallan Stamp Duty Challan No. REG2600130537, without any valid reason as illegal, arbitrary

violative of principle of natural justice and also against the Articles 14, 21 and 300-A of Constitution of India and consequently direct the Respondent No. 4 herein to receive, register and release the Mortgage Deed (Mortgage Without Possession) presented by the Petitioner in respect of Agriculture Land bearing Survey No. 198/2, admeasuring Ac. 13-3700 Guntas, situated at Naganpalle Village, Raikode Mandal, Sangareddy District.

IA 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 herein to receive, register and release the Mortgage Deed (Mortgage Without Possession) presented by the Petitioner in respect of Agriculture Land bearing Survey No. 198/2, admeasuring Ac. 13-3700 Guntas, situated at Naganpalle Village, Raikode Mandal, Sangareddy District, pending disposal of the Writ Petition.

Counsel for the Petitioner : SRI ANJANEYULU CHANDUBA FLA

**Counsel for the Respondents: SMT.S.SRAVANTHI,
ASST.GP FOR STAMPS AND REGISTRATION**

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.7562 OF 2026

12th MARCH, 2026.

Between:

Patlolla Mahipal Reddy.

...Petitioner

AND

The State of Telangana,
Rep. by its Principal Secretary,
Revenue (Stamps & Registration) Department,
Secretariat Buildings, Hyderabad and 3 others.

...Respondents

ORDER :

With the consent of both parties, this Writ Petition is taken up for disposal at the stage of admission.

2. Heard Sri Anjaneyulu Chandubatla, learned counsel for the petitioner and Ms. S. Sravanthi, learned Assistant Government Pleader for Stamps and Registration, appearing for the respondents.

3. Aggrieved by the action of respondent No.4 in not considering the online Slot Booking and Advisory Application No.2600137388 for presentation of the documents on

07.03.2026 in respect of the agricultural land bearing Survey No.198/2, admeasuring Ac.13-3700 gunta, situated at Naganpalle Village, Raikode Mandal, Sangareddy District (hereinafter referred to as "the subject property"), the present Writ Petition is filed.

4. Learned counsel for the petitioner submits that though the petitioner secured a valid online slot in accordance with the procedure contemplated under the Telangana Bhu Bharati (Record of Rights in Land) Rules, 2025 for short, "the Rules"), the Registering Authority is not completing the registration process.

5. Learned Government Pleader appearing for the respondents submits that the official respondents will act strictly in accordance with law.

6. Having regard to the submissions made above, this Writ Petition is disposed of with a direction to the Registering Authority to receive and process the documents presented by the petitioner pursuant to Slot Booking and Advisory Application No.2600137388, in accordance with law, subject to the petitioner complying with the provisions of the Rules,

within a period of four (4) weeks from the date of receipt of a copy of this order. It will be open to the Registering Authority to refuse the documents presented before him, if he has any objection, after assigning reasons for such refusal and communicate the same to the petitioner. It is made clear that this Court has not expressed any opinion on the merits of the case as to the entitlement of the petitioner to get the subject document registered.

Miscellaneous petitions, if any, pending shall stand closed. There shall be no order as to costs.

**SD/-P. PONNA KRISHNA
ASSISTANT REGISTRAR**

//TRUE COPY//

SECTION OFFICER

To,

1. The Principal Secretary, Revenue (Stamps and Registration) Department, Secretariat, Telangana State, Hyderabad - 500 063.
2. The Collector, and District Magistrate, District Collectorate, Integrated Collectorate Complex, Sangareddy, Sangareddy District - 502 001.
3. The District Registrar of Assurances, Registration and Stamps Department, Sangareddy Town, Sangareddy, Sangareddy District - 502 001.
4. The Tahisldar, and Jt. Sub-Registrar, Raikode, Raikode Mandal, Sangareddy District - 502 257.
5. One CC to SRI ANJANEYULU CHANDUBATLA, Advocate. [OPUC]
6. Two CCs to GP FOR STAMPS AND REGISTRATION, High Court for the State of Telangana. [OUT]
7. Two CD Copies.

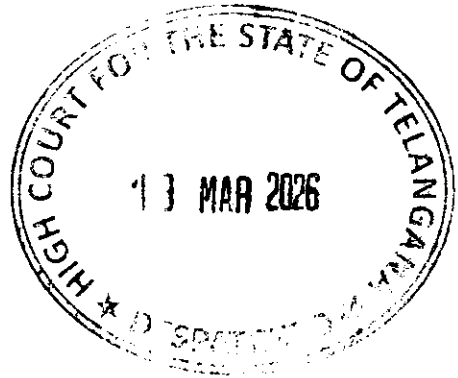
BSK

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HIGH COURT

DATED:12/03/2026

CC TODAY



ORDER

WP.No.7562 of 2026

**DISPOSING OF THE WRIT PETITION
WITHOUT COSTS**

(10)
GNT
13/3/26