HIGH COURT FOR THE STATE OF TELANGANA
AT HYDERABAD

TUESDAY, THE TWENTY NINTH DAY OF APRIL
TWO THOUSAND AND TWENTY FIVE

PRESENT

THE HONOURABLE THE ACTING CHIEF JUSTICE SUJOY PAUL
AND
THE HONOURABLE SMT JUSTICE RENUKA YARA

WRIT APPEAL NO: 465 OF 2025

Writ Appeal under clause 15 of the Letters Patent Preferred Against the Order dated. 01-04-2025, in WP.No. 4764 of 2025 on the file of the High Court.

Between:

M/s. Janachaitanya Housing (P) Limited., rep. by its Authorized Officer, Y. Sreedhar, S/o. Late Y.V. Krishnaiah, aged about 54 years, Rio. Plot No.59, H.No.11-13-190/C, Road No.2/A, Green Hills Colony, Saroomagar, Hyderabad.

...APPELLANT/PETITIONER

AND

1. The Sub-Registrar, Serilingampalli, Ranga Reddy District.
2. The District Registrar, Ranga Reddy District at Hyderabad.
3. The State of Telangana, rep. by Principal Secretary, Revenue - Stamps and Registration Department, Secretariat, Hyderabad.
4. The Telangana State Waqf Board, rep. by its Chief Executive Officer, Haj House, Nampally, Hyderabad.

...RESPONDENTS

IA NO: 1 OF 2025

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 suspend the operation and effect of the order in W.P.No.4764 of 2025, dated 01.04.2025, pending disposal of the writ appeal.

IA NO: 2 OF 2025

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 respondents - registration authorities to register the sale deeds bearing

pending Document Nos.471, 472 and 473 of 2024, dated 23.12.2024 and release the registered sale deeds to the petitioner, pending disposal of the writ appeal.

Counsel for the Appellant: SRI A.RAVINDER REDDY, SENIOR COUNSEL FOR M/s. MEGHANA CHAKRAVARTHY

Counsel for the Respondent Nos.1 TO 3: SRI MURALIDHAR REDDY KATRAM, GP FOR STAMPS AND REGISTRATION

Counsel for the Respondent No.4: SRI FARHAN AZAM KHAN, SC FOR TSWB

The Court made the following: JUDGMENT

THE HON'BLE THE ACTING CHIEF JUSTICE SUJOY PAUL
AND
THE HON'BLE SMT. JUSTICE RENUKA YARA

WRIT APPEAL No.465 of 2025

JUDGMENT *(Per the Hon'ble the Acting Chief Justice Sujoy Paul)*:

Sri A. Ravinder Reddy, learned Senior Counsel represents Ms. Meghana Chakravarthy, learned counsel for the appellant and Sri Muralidhar Reddy Katram, learned Government Pleader for Stamps and Registration, for respondent Nos. 1 to 3.

2. With the consent, finally heard.

3. During the course of hearing, learned counsel for the parties reached to a consensus. The singular reason for rejection of the appellant/writ petitioner's application by respondent No.1 for registration of documents reads thus:

> "As seen from the prohibition properties list of this office, the said Survey Number 250 Part of Manikonda Jagir Village is prohibited for Registration under Section 22-A of Registration Act, 1908 as per Chief Executive Officer A.P. State Wakf Board Hyderabad, Letter No.93/L4(a)/RR/2007, dated 10.12.2014."

It is agreed that the singular reason is based on a prohibitory order dated 10.12.2014 wherein it was held that the property in

question is a waqf property. However, the said singular finding cannot sustain judicial scrutiny in view of the decision of the Supreme Court in the case of **State of Andhra Pradesh (now State of Telangana) v. A.P. State Waqf Board**[1] and the learned Single Judge also agreed with that. Thus, singular reason, on the strength of which appellant's application was rejected, cannot sustain judicial scrutiny and no other reason was assigned. Thus, it is agreed that the impugned order dated 01.04.2025 may be set aside and respondent No.1 may be directed to rehear the parties and pass a fresh order in accordance with law.

4. In view of consensus arrived at, the impugned order dated 01.04.2025 is **set aside**. The matter is restored in the file of respondent No.1. The appellant shall appear before respondent No.1 on 08.05.2025 at 11:30 A.M. On such appearance, respondent No.1, as per his convenience, shall fix a date of hearing and pass a fresh order in accordance with law.

5. With aforesaid and without expressing any opinion on merits of the case, this Writ Appeal is **disposed of**. No costs.

---

[1] 2022 SCC OnLine SC 159

Interlocutory applications, if any pending, shall also stand closed.

SD/-K.SAILESHI
JOINT REGISTRAR

//TRUE COPY//

SECTION OFFICER

To

1. The Sub-Registrar, Serilingampalli, Ranga Reddy District.
2. The District Registrar, Ranga Reddy District at Hyderabad.
3. The Principal Secretary, Revenue - Stamps and Registration Department, Secretariat, Hyderabad, State of Telangana.
4. The Chief Executive Officer, Telangana State Waqf Board, Haj House, Nampally, Hyderabad.
5. One CC to M/s. MEGHANA CHAKRAVARTHY, Advocate [OPUC]
6. Two CCs to GP FOR STAMPS AND REGISTRATION, High Court for the State of Telangana, at Hyderabad. [OUT]
7. One CC to SRI FARHAN AZAM KHAN, SC FOR TSWB [OPUC]
8. Two CD Copies

PSK.
LS

HIGH COURT

DATED:29/04/2025

JUDGMENT

WA.No.465 of 2025



DISPOSING OF THE WRIT APPEAL WITHOUT COSTS

(11)

kpa

01/05/25