

HIGH COURT FOR THE STATE OF TELANGANA AT HYDERABAD

**WEDNESDAY, THE FIRST DAY OF APRIL
TWO THOUSAND AND TWENTY SIX**

PRESENT

**THE HONOURABLE THE CHIEF JUSTICE SRI APARESH KUMAR SINGH
AND
THE HONOURABLE SRI JUSTICE G.M. MOHIUDDIN**

WRIT APPEAL NO: 366 OF 2026

Writ Appeal under clause 15 of the Letters Patent Against the Order Dated 12-02-2026 in W.P.NO 40502 of 2025 on the file of the High Court.

Between:

Sri Lingareddy Venkata Subba Reddy, S/o Late L. Subba Reddy, aged about 80 years, Occ Business, R/o H. No. 435/A, Road No.20, Jubilee Hills, Hyderabad T.S 500 033

...APPELLANT

AND

1. The State of Telangana, Represented by Principal Secretary Revenue (Registration and Stamp) Government of Telangana, at Secretariat, Tankbund, Hyderabad
2. The Chief Controlling Revenue Authority and Commissioner Inspector General of Registration, and Commissioner Inspector General of Registration and Stamp, 5-3-953, Registration Bhavan, 4th and 5th Floor, Nizam Shahi Road, M.J. Market, Hyderabad Telangana 500001
3. The Assistant Inspector General of Stamps Telangana State, 5-3-953, Registration Bhavan, 4th and 5th Floor, Nizam Shahi Road, M.J. Market, Hyderabad 500001
4. The District Registrar of Sangareddy, Door No.4-8, 38/a and b, Manjeera Nagar Sangareddy Telangana - 502001
5. M/s G.P.R Housing Private Limited, (CIN U65993AP1992PTC013861) A Company incorporated under the provisions of the Companies Act, 1956, having its registered office at 6-9-289/2, Arundelpet, Guntur, Andhra Pradesh - 522 002 Represented by its Authorized Signatory
6. Sri. G. Punna Rao, S/o Late G. Lakshminarayana, aged about 60 years Occ Managing Director, M/s GPR Housing Private Limited H. No. 6-3-788/32/2, 1st Floor, Main Road Ameerpet, Hyderabad Telangana -500 016

7. Sri G. Kalyan Babu, S/o G. Punna Rao, aged about 38 years, Occ Director, M/s G.P.R Housing Private Limited Flat No.901, VAYU Block, My Home Nava Deepa, Madhapur, Seriligampally (Mandal), Hyderabad, Telangana - 500081

...RESPONDENTS

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 suspend the operation of the order dated 10-02-2026 in W.P No.40502 of 2026, pending disposal of the writ appeal in the interest of justice pending disposal of the writ appeal in the interest of justice.

**Counsel for the Appellant : SRI KEERTI PRABHAKAR,
rep., SRI G.MANJIRA VENKETESH**

**Counsel for the Respondents No.1to4 : SRI MURALIDHAR REDDY KATRAM,
GP FOR REVENUE (STAMPS & REGISTRATION)**

Counsel for the Respondents No.5to7 : --

The Court made the following: JUDGMENT

IN THE HIGH COURT FOR THE STATE OF TELANGANA
AT HYDERABAD

THE HON'BLE THE CHIEF JUSTICE SRI APARESH KUMAR SINGH
AND
THE HON'BLE SRI JUSTICE G.M.MOHIUDDIN

WRIT APPEAL No.366 of 2026

Dated: 01.04.2026

Between:

Sri Lingareddy Venkata Subba Reddy

...Appellant

and

The State of Telangana,
Represented by Principal Secretary Revenue (Registration and Stamp),
Government of Telangana, at Secretariat,
Tankbund, Hyderabad,
and 6 others.

...Respondents

JUDGMENT:

Learned counsel Sri Keerti Prabhakar, representing learned
counsel Sri G.Manjira Venkatesh, appears for the appellant.

Sri Muralidhar Reddy Katram, learned Government Pleader for
Revenue (Stamps and Registration), appears for respondents No.1 to 4.

Learned Senior Counsel Sri B.Mayur Reddy, representing learned counsel Sri Atla Abhinandhan Reddy, appears for respondents No.5 to 7.

2. The present writ appeal arises out of the judgment dated 10.02.2026 passed by the learned writ court disposing of W.P.No.40502 of 2025 filed by the appellant herein.

3. On the application of the appellant dated 08.09.2025 seeking validation/impounding of Agreement of Sale dated 17.03.2017, no decision was taken by respondent No.4 – District Registrar of Sangareddy, which compelled the appellant to approach the learned writ court. The learned writ court disposed of the writ petition with a direction upon respondent No.4 to consider the representation of the appellant dated 08.09.2025 as well as the counter affidavit filed by respondents No.5 to 7 where they have taken some objections regarding the document i.e., grounds of delay in its presentation for impounding and that it contained certain overwriting.

4. The appellant has preferred this writ appeal being aggrieved by that part of the impugned judgment whereby the learned writ court has directed respondent No.4 to consider the objections of respondents No.5

to 7 while taking the decision on the application of the appellant for impounding of the Agreement of Sale.

5. Learned Senior Counsel for respondents No.5 to 7 submits that the learned writ court has only asked respondent No.4 to take into consideration the objections relating to delay in presentation of the document and certain overwriting on it.

6. Learned Government Pleader for Revenue (Stamps and Registration) submits that he has to take instructions in the matter as to whether any decision has been taken by respondent No.4 pursuant to the impugned judgment.

7. On consideration of the rival submissions of the parties, we are of the view that in matters of impounding in respect of instruments which are not duly stamped, there is no scope under the relevant provisions of the Indian Stamp Act, 1899, such as Section 33, to get into those questions. As such, the operative part of the impugned judgment which has directed respondent No.4 to take into account the counter affidavit of respondents No.5 to 7 containing certain objections while examining the document was unnecessary. The impugned judgment is accordingly modified deleting the said operative part.

8. We are also surprised as to why on the application of the appellant before respondent No.4, no action was taken which compelled the appellant to approach the learned writ court.

9. In view of the aforesaid facts and circumstances, the provisions of the Indian Stamp Act, 1899, and on consideration of the submission of the learned counsel for the parties, the impugned judgment is modified to the aforesaid extent.

10. The writ appeal is accordingly disposed of. There shall be no order as to costs.

Miscellaneous applications pending, if any, shall stand closed.

**SD/- MOHD. ISMAIL
DEPUTY REGISTRAR**

//TRUE COPY//

SECTION OFFICER

To,

1. The Principal Secretary Revenue (Registration and Stamp) Government of Telangana, at Secretariat, Tankbund, Hyderabad
2. The Chief Controlling Revenue Authority and Commissioner Inspector General of Registration, and Commissioner Inspector General of Registration and Stamp, 5-3-953, Registration Bhavan, 4th and 5th Floor, Nizam Shahi Road, M.J. Market, Hyderabad Telangana 500001
3. The Assistant Inspector General of Stamps Telangana State, 5-3-953, Registration Bhavan, 4th and 5th Floor, Nizam Shahi Road, M.J. Market, Hyderabad 500001
4. The District Registrar of Sangareddy, Door No.4-8, 38/a and b, Manjeera Nagar Sangareddy Telangana - 502001
5. One CC to SRI G.MANJIRA VENKETESH, Advocate. [OPUC]
6. Two CCs to GP FOR REVENUE (STAMPS AND REGISTRATION), High Court for the State of Telangana. [OUT]
7. Two CD Copies.

HIGH COURT

DATED:01/04/2026

JUDGMENT

WA.No.366 of 2026

**DISPOSING OF THE WRIT APPEAL
WITHOUT COSTS**



(10) NT
8/4/26