

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

**WEDNESDAY, THE THIRTIETH DAY OF APRIL
TWO THOUSAND AND TWENTY FIVE**

PRESENT

THE HONOURABLE SRI JUSTICE K. SARATH

WRIT PETITION NO: 13496 OF 2025

Between:

Basupally Surender Reddy, S/o. Basupally Ram Reddy, Aged 45 years, Occ: Business, R/o. Plot No. 07, H.No. 25-36/95/A/C, Mallikarjun Nagar, Beeramguda Kaman, Ramachandrapuram (P), Sangareddy District-032

...PETITIONER

AND

1. The State of Telangana, Rep. by its Principal Secretary, Revenue Department, (Stamps and Registration) Secretariat, Hyderabad.
2. The District Collector and Magistrate, Ranga Reddy at Lakdi-ka-pul Hyderabad.
3. The Tahsildar/Joint Sub-Registrar, Shankarpally, Rangareddy 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 of mandamus or any other appropriate writ or order or direction declaring the action of the 3rd Respondent in not receiving, registering and releasing the sale deed submitted by the Petitioner in respect of agricultural land to an extent of Ac.1.0100 gts in Survey Nos. 1474/21/8/1/2, 1474/21/2/3/2, 1474/21/2/3/1/2, 1474/21/2/3/1/1/2, 1474/21/2/2, situated at Dhobipet village, Shankarpally Mandal, Rangareddy District on the ground that a civil suit is pending vide O.S. No, 257 of 2020 on the file of Hon'ble Junior civil Judge at Chevella, Rangareddy District as illegal, arbitrary and unreasonable

violative of provisions of the Registration Act, 1908, and in violation of Art. 14 and 300 A of the Constitution of India and consequently direct the 3rd Respondent to receive, register and release the aforesaid Sale deed without reference to the civil suit.

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 direct the 3rd Respondents to forthwith receive, register and release the Sale Deed submitted by the Petitioner in respect of agricultural land to an extent of Ac.1.0100 gts in Survey Nos. 1474/21/6/1/2, 1474/21/2/3/2, 1474/21/2/3/1/2, 1474/21/2/3/1/1/2, 1474/21/2/2 situated at Dhobipet village, Shankarpally Mandal, Rangareddy District without reference to the civil suit.

Counsel for the Petitioner: SRI PALLE SRIHARINATH

Counsel for the Respondents: AGP FOR STAMPS AND REGISTRATION

The Court made the following: ORDER

THE HONOURABLE SRI JUSTICE K.SARATH

WRIT PETITION No.13496 of 2025

ORDER:

Heard learned counsel for the petitioner and learned Assistant Government Pleader for Stamps and Registration appearing for the respondents. With their consent, the writ petition is disposed of at the stage of admission itself.

2. Aggrieved by the action of the respondent No.3 in not receiving, registering and releasing the Sale Deed submitted by the Petitioner in respect of agricultural land to an extent of Ac.1.0100 guntas in Survey Nos.1474/21/EE/1/2, 1474/21/E/3/2, 1474/21/E/3/1/2, 1474/21/E/3/1/1/2, 1474/21/E/2 situated at Dhobipet Village, Shankar pally Mandal, Rangareddy District on the ground that a civil suit is pending *vide* O.S. No, 257 of 2020 on the file of the Junior Civil Judge at Chevella, Rangareddy District, the petitioner filed the present writ petition.

3. Learned Assistant Government Pleader for Stamps and Registration submits that without presenting the

document, the petitioner has approached this Court seeking registration of the document. If the petitioner presents the same before the Registering authority, the respondents will receive the same and follow the procedure as contemplated under Section 71 of the Registration Act, 1908 (for short, 'the Act, 1908').

4. The Section 71 of the Act, 1908, reads as follows:

Reasons for refusal to register to be recorded.—

(1) Every Sub-Registrar refusing to register a document, except on the ground that the property to which it relates is not situated within his sub-district shall make an order of refusal and recorded his reasons for such order in his Book No.2, and endorse the words "registration refused" on the document; and, on application made by any person executing or claiming under the document, shall, without payment and unnecessary delay, give him a copy of the reasons so recorded.

(2) No registering officer shall accept for registration a document so endorsed unless and until, under the provisions hereinafter contained, the document is directed to be registered.

5. In view of the above made submissions coupled with the provision under Section 71 of the Act, 1908, this writ

petition is disposed of directing the Registering Authority to receive, register and release the subject document, subject to the petitioner complying with the provisions of the Act, 1908 as well as the Indian Stamp Act, 1899. It will be open to the Registering Authority to refuse the document presented before him, if he has any objection, by duly assigning reasons in support of such decision and communicate the said decision to the petitioner. It is made clear that this Court has not expressed any opinion on merits of the case as to the entitlement of the petitioner to get the subject document registered. There shall be no order as to costs.

6. Miscellaneous Petitions, if any, pending in this writ petition shall stand closed.

//TRUE COPY//

SD/-MOHD. ISMAIL
DEPUTY REGISTRAR
SECTION OFFICER

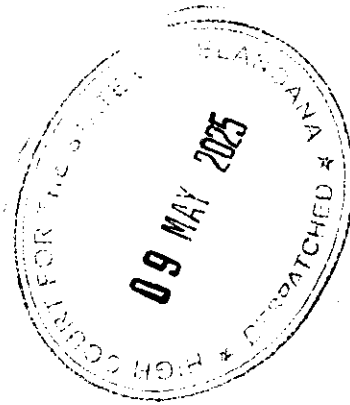
To,

1. The Principal Secretary, Revenue Department, (Stamps and Registration), State of Telangana, Secretariat, Hyderabad.
2. The District Collector and Magistrate, Ranga Reddy at Lakdi-ka-pul Hyderabad.
3. The Tahsildar/Joint Sub-Registrar, Shankarpally, Rangareddy District.
4. One CC to SRI PALLE SRIHARINATH, 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

MP
BS

HIGH COURT

DATED: 30/04/2025



ORDER

WP.No.13496 of 2025

**DISPOSING OF THE WRIT PETITION
WITHOUT COSTS**

(9)
kpl
8/5/25