

HON'BLE SRI JUSTICE A.RAJASHEKER REDDY

WRIT PETITION No.22498 OF 2016

ORDER:

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The case of the petitioner is that he purchased land admeasuring Ac.1.58¾ cents in survey Nos.387 & 388 by virtue of sale deed dated 30.08.2014 and agreement of sale dated 11.10.2012 to an extent of Ac.0.65 cents in Survey No.387/8, situated at Settipalli Village of Tirupati Urban and has been in possession of the said land from the date of purchase. While so, when the 4th respondent refused to register the documents presented by the petitioner in respect the said land the petitioner filed WP.No.5599 of 2015 and this Court disposed of the same by order dated 11.04.2016, directing the Sub Registrar to register the documents without insisting for production of pattedar pass books and title deeds by taking into account the letter dated 30.05.2012 addressed by Tahsildar, Tirupathi to the Sub-Registrar, Renigunta and process the said document for registration. Now, when the petitioner approached the Sub-Registrar for registration, he refused to register the documents basing on the letter dated 03.03.2015 addressed by the 3rd respondent to the 4th respondent wherein the 3rd respondent directed the 4th respondent not to entertain any registration in respect of lands situated in Settipalli Village, Tirupati Rural Mandal. Aggrieved by the same, present writ petition is filed.

Learned Assistant Government Pleader for Revenue produced written instructions stating that no land in Settipalle Village is yet to be settled by the Joint Collector-cum-Settlement Officer, Chittoor and thus the Tahasildar, Tirupathi Urban, has addressed a letter to the Sub Registrar, Renigunta not to entertain any registration in respect of the lands in Settipalli Village, as such, registration is not being done.

Learned counsel for the petitioner submits that this Court allowed WP.No.13499 of 2016 which was filed in respect of the same subject lands in Settipalli Village, setting aside the action of the Sub-Registrar, Renigunta, Chittoor District in refusing to receive, register and release the documents relating to the subject land basing on the letter dt.03-03-2015 addressed by the 3rd respondent to the said Sub-Registrar and gave a direction to the Sub-Registrar to process the document presented by petitioner for the purpose of registration without insisting for production of pattadar pass book or title deed taking into account the letter dt.30-05-2012 and the endorsement dt.17-01-2014.

In view of above facts and circumstances, the Sub-Registrar, Renigunta shall not refuse to register the documents presented by the petitioner in respect of the lands owned by the petitioner through registered sale deeds in Settipalli Village as proceedings dated 03.03.2015 in Roc.A/55/2015 issued by the Tahasildar, Tirupati Urban to the Sub-Registrar, Renigunta are already set aside in WP.No.13499 of 2016. The Sub-Registrar, Renigunta shall register the documents presented by the petitioner if the same are in order as per provisions of Indian Stamps and Registration Act and the Rules made there under.

Accordingly, the writ petition is disposed of. No order as to costs.

As a sequel to the disposal of this petition, miscellaneous petitions, if any, pending shall stand closed.

A.RAJASHEKER REDDY, J

15.07.2016
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