

HON'BLE SRI JUSTICE A.RAJASHEKER REDDY

WRIT PETITION No.18377 of 2016

ORDER:

This writ petition is filed seeking to declare the action of respondent No.4 in not receiving and accepting the sale deed presented by the petitioner in respect of land in an extent of Ac.3-46 cents in survey No.10-3 and an extent of Ac.1-50 cents in survey No.19-1 in total Ac.4-96 cents of Srikantapuram Village Pat I Polam, Kaggallu Grampanchayat area, Hindupur Mandal, Anantapuram District, as arbitrary and illegal and consequently, direct respondent No.4 to receive and admit the sale deed in respect of the above said lands for registration.

2. Heard learned counsel for the petitioner and learned Assistant Government Pleader for Revenue.

3. Section 71 of the Registration Act, 1908 (for short, 'the Registration Act') 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 situate within his sub-district, shall make an order of refusal and record 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.”

4. As per Section 71 of the Registration Act, respondent No.4 is bound to receive and register the document, if the same is in order as per the provisions of the Indian Stamp Act and the Registration Act and the Rules made thereunder. If he wants to refuse registration, he has to record the

reasons as envisaged under Section 71 of the Registration Act, which is extracted above.

5. In view of the above, it is open for the petitioner to present the document in question before respondent No.4 for registration within a period of four (4) weeks from today and on such submission, respondent No.4 is directed to receive and register the same, if the same is in order as per the provisions of the Indian Stamp Act and the Registration Act and the Rules made thereunder, and if he intends to refuse registration of the same, he shall record reasons and communicate the same to the petitioner.

6. With the above direction, the Writ Petition is disposed of. Miscellaneous petitions, if any, pending in this Writ Petition shall stand closed. There shall be no order as to costs.

A.RAJASHEKER REDDY, J

JUNE 14, 2016

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Date: 14.06.2016

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