

**HON'BLE SRI JUSTICE A.RAJASHEKER REDDY**

**WRIT PETITION No.29000 OF 2016**

**ORDER:**

This writ petition is filed declaring the action of the 2<sup>nd</sup> respondent in insisting the petitioner for NOC from 3<sup>rd</sup> respondent and in not receiving and processing the documents presented by the petitioner for registration in respect of land admeasuring Ac.5-00 cents in Sy.No.26/P situated at Mudasarilova Village, Visakhapatnam Mandal and District, as illegal and arbitrary.

Heard learned counsel for the petitioner and the learned Assistant Government Pleader for Stamps and Registration.

**Section 71 of 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.

As per Section 71 of the Registration Act (for short “the Act”), the 2<sup>nd</sup> respondent is bound to receive the document and register, if the same is in order as per Stamps and Registration Act and Rules made thereunder. If he wants to refuse the registration, he has to record the reasons as envisaged under Section 71 of the Act, which is referred to supra.

In view of the above, it is open for the petitioner to present the document before the 2<sup>nd</sup> respondent for registration within a period of four weeks from today and on such submission, the 2<sup>nd</sup> respondent is directed to receive and register the same, if the same is in order as per provisions of Indian Stamps and Registration Act and the Rules made thereunder and if he wants to refuse to register the same, he shall record reasons and communicate the same to the parties.

With the above direction, the writ petition is disposed of. As a sequel to the disposal of this petition, miscellaneous petitions, if any, pending shall stand closed.

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**A.RAJASHEKER REDDY,J**

29-08-2016  
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