

HON'BLE SRI JUSTICE A.RAJASHEKER REDDY

WRIT PETITION No.5350 OF 2017

ORDER:

This petition is filed for a writ of *Mandamus* declaring the action of the respondents 3 and 4 in not receiving and registering the documents presented by the petitioner for registration in respect of Sai Steel Towers Apartment, situated in site measuring 1790.87 Sq.Yards, covered by Survey No.279/23, 24, 28, 280 of Desapathrunipalem, Parawada Mandal, Visakhapatnam, as illegal and arbitrary and for a consequential direction to the respondents 3 and 4 to receive and register the aforesaid documents presented by the petitioner.

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

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 respondents 3 and 4 are bound to receive the documents and register, if the same is in order as per Stamps and Registration Act and Rules made thereunder. If they want to refuse the registration, they have 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 respondents 3 and 4, and on such submission, the respondents 3 and 4 are directed to receive and register the same if the same is not included in the list of prohibited properties for registration and is in order as per the provisions of Indian Stamps and Registration Act and the Rules made thereunder. If they want to refuse registration, they 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.

A.RAJASHEKER REDDY, J

15.02.2017
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