

HON'BLE SRI JUSTICE A.RAJASHEKER REDDY

WRIT PETITION No.29766 OF 2018

ORDER:

This writ petition is filed to declare the action of the 3rd respondent-Sub Registrar, Stamps and Registration Department, Guntakal, in refusing to receive and process the sale deed of the petitioner in respect of the property in question as being illegal, arbitrary and consequently to direct the 3rd respondent to receive and process the document presented by the petitioner.

2. Heard learned counsel for the petitioner and the 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.

3. As per Section 71 of the Registration Act (for short “ the Act”), the 3rd respondent is bound to receive the documents 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.

4. In view of the above, it is open for the petitioner to present the document before the 3rd respondent for registration and on such submission, the 3rd respondent is directed to receive the same, if it is in order in terms of Section 71 of the Act and register the same if the said property is not in the list of prohibited properties for registration as per Section 22-A of the Registration Act and also if the same is in order as per provisions of Indian Stamp Act and Registration Act and the Rules made thereunder or if any injunction or order of the Court is operating regarding non-alienation and if he wants to refuse to register the same, he shall record reasons and communicate the same to the petitioner.

5. With the above direction, the writ petition is disposed of. There shall be no order as to costs. As a sequel to the disposal of this petition, miscellaneous petitions, if any, pending shall stand closed.

Dated: 24-10-2018
NRG

A.RAJASHEKER REDDY,J

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Date: 24.10.2018

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