

HON'BLE SRI JUSTICE A.RAJASHEKER REDDY

WRIT PETITION No.129 of 2020

ORDER:

The present writ petition is filed declaring the action of the 2nd respondent in refusing to receive and register the sale deed presented by the petitioner in respect of land admeasuring 240 square yards in Sy.No.142/A of Attapur Village, Rajendranagar Mandal, Ranga Reddy District, as illegal and arbitrary and for a consequential direction to the 2nd respondent to receive and register the sale deed presented by the petitioner which was assigned Document No.13252 of 2019 in respect of above property.

It is the case of the petitioner that when himself and his vendor got executed sale deed in respect of subject property and presented the same for registration on 24-12-2019 after paying necessary stamp duty and registration charges. The 2nd respondent having received the document and gave number to it as 13252 of 2019 but later he refused to register and returned the same without assigning any reasons.

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

Section 71 of the Registration Act, 1908 (for short 'the 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 Act (for short “the Act”), the 2nd respondent is bound to receive the documents and register, if the same are in order as per the Indian Stamp Act, 1899 and the Registration Act and Rules made thereunder. Otherwise he shall record the reasons for refusal of the registration.

In view of the above, the 2nd respondent is directed to receive and register the document presented by the petitioner, if the same is in order as per the provisions of Indian Stamps and Registration Act and the Rules made thereunder, and if the subject land is not included in the list of prohibited properties for registration as per Section 22-A of the Registration Act, 1908 or not prohibited for registration by any order/injunction passed by the Court or competent authority. If he wants to

refuse registration, he shall record reasons and communicate the same to the parties.

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

A.RAJASHEKER REDDY,J

10-01-2020

Nvl

