IN THE HIGH COURT FOR THE STATE OF TELANGANA AT HYDERABAD
(Special Original Jurisdiction)

THURSDAY, THE FOURTH DAY OF DECEMBER
TWO THOUSAND AND TWENTY FIVE

PRESENT

THE HONOURABLE SRI JUSTICE K. SARATH

WRIT PETITION NO: 37043 OF 2025

Between:

T. Jai Singh S/o late Shanker Singh, aged 60 years, R/o 9-1-29/A, Langer House, Hyderabad - 500 008

...PETITIONER

AND

1. State of Telangana, rep., by its Prl. Secretary, Registration and Stamps Dept., Secretariat, Hyderabad
2. The District Collector, Ranga Reddy District.
3. The Tahsildar, Chevella (M) Ranga Reddy District.

...RESPONDENTS

Petition under Article 226 of the Constitution of India praying that in the circumstances stated in the affidavit filed therewith, the High Court may be pleased to issue writ, order or direction more particularly one in the nature of writ of Mandamus directing the Respondent No.2 and 3 to complete the process of registration of the sale deed in respect of Ac 13.12 gts., in S.No.111 and 116 Mudimyal (V) Chevella (M) of Ranga Reddy Dt., and mutate petitioner name in the revenue records vide the directions in E.P.No.35/2023 in O.S.No.290/2020 on the file of the learned Jr., Civil Judge Chevella vide the letter L.Dis No.900/2025 Dt.26.9.2025.

IA NO: 1 OF 2025

Petition under Section 151 CPC praying that in the circumstances stated in the affidavit filed in support of the petition, the High Court may be pleased to direct the Respondent No.2 and 3 to complete the process of registration of the sale deed in respect of Ac 13.12 gts., S.No. 111 and 116 Mudimyal (V) Chevella (M) of R.R. Dt., vide the directions in E.P.No.35/2023 in O.S.No.290/2020 on the file of the learned Jr., Civil Judge Chevella, pending disposal of the above Writ Petition.

Counsel for the Petitioner: SRI VAJJHALA SATYANARAYANA PRASAD

Counsel for the Respondents: SMT. S. SRAVANTHI,
AGP FOR STAMPS AND REGISTRATION

The Court made the following: ORDER

IN THE HIGH COURT FOR THE STATE OF TELANGANA
AT HYDERABAD

THE HONOURABLE SRI JUSTICE K.SARATH

WRIT PETITION No.37043 of 2025

Date: 04.12.2025

Between:

T. Jai Singh

...Petitioner

AND

The State of Telangana, Rep. by its Principal Secretary,
Stamps and Registration Department, Secretariat,
Hyderabad and two others.

...Respondents

ORDER:

Heard Sri Vajjhala Satyanarayana Prasad, learned counsel for the petitioner, Smt. S.Sravanthi, learned Assistant Government Pleader for Stamps and Registration appearing for the respondents and perused the material on record. With their consent, this Writ Petition is disposed of at the stage of admission itself.

2. Learned counsel for the petitioner submits that the petitioner filed the present Writ Petition seeking to direct the respondent Nos.2 and 3 to complete the process of registration of the sale deed in respect of land admeasuring Ac.13-12 guntas in Sy.Nos.111 and 116, Mudimyal Village, Chevella Mandal, Ranga Reddy District and to

mutate the name of the petitioner in the revenue records in view of the letter dated 26.09.2025 *vide* L.Dis.No.900/2025 issued by the learned Junior Civil Judge-cum-Metropolitan Magistrate, Chevella, Ranga Reddy, addressed to the respondent No.3-Tahsildar, as per the orders dated 11.04.2023 passed in favour of the petitioner.

3. Learned Assistant Government Pleader for Stamps and Registration submits that the petitioner has approached this Court seeking registration of the said document without mentioning the court cases at the time of filing the online application for registration, as such, the respondent authorities could not complete the registration process. If the petitioner presents the document through proper registration procedure i.e. by mentioning court cases in online, the respondent authorities will consider the same and follow the procedure. If necessary, and if there are any objections, appropriate orders shall be passed as contemplated under Section 71 of the Registration Act, 1908 (for short, 'the Act, 1908'). Therefore, learned Assistant Government Pleader requested this Court to pass appropriate orders.

4. The Section 71 of the Act, 1908, 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 situated within his sub-district shall make an order of refusal and recorded*

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.

5. In view of the aforesaid submissions, coupled with the provision under Section 71 of the Act, 1908, this Writ Petition is disposed of, granting liberty to the petitioner to file a fresh application for registration of the said document. Upon receipt of such application, the respondent authorities are directed to dispose of the same within a period of four (4) weeks thereafter and communicate a copy of the said order to the petitioner. There shall be no order as to costs.

Miscellaneous Petitions, if any, pending in this Writ Petition, shall stand closed.

SD/-P. PONNA KRISHNA
ASSISTANT REGISTRAR

//TRUE COPY//

SECTION OFFICER

To

1. The Prl Secretary, Registration and Stamps Dept., State of Telangana, Secretariat, Hyderabad
2. The District Collector, Ranga Reddy District.
3. The Tahsildar, Chevella (M) Ranga Reddy District.
4. One CC to SRI VAJJHALA SATYANARAYANA PRASAD, Advocate [OPUC]
5. Two CCs to GP for Stamps and Registration, High Court for the State of Telangana at Hyderabad. [OUT]
6. Two CD Copies

MP
BS

HIGH COURT

DATED:04/12/2025



ORDER

WP.No.37043 of 2025

DISPOSING OF THE WRIT PETITION

WITHOUT COSTS

(9)

kpr
15/12/25