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

TUESDAY, THE NINTH DAY OF DECEMBER
TWO THOUSAND AND TWENTY FIVE

PRESENT

THE HONOURABLE SRI JUSTICE K. SARATH

WRIT PETITION NO: 37698 OF 2025

Between:

Sri Rudraksha Srinivasulu, S/o Sri Rudraksha Laxmi Narsu, Aged about 59 years, Occ. Business, R/o H.No.2-3-608/3, Flat No.104, Sai Nagar Colony, Road No.2, Nagole, Hyderabad.

...PETITIONER

AND

1. The State of Telangana, Rep. by its Principal Secretary, Revenue (Registration and Stamps) Department, Secretariat Building, Hyderabad.
2. The Commissioner and Inspector General of Registration and Stamps, Telangana State at Hyderabad.
3. The Sub-Registrar, Uppal, Medchal-Malkajgiri 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 a Writ, Order or Direction, more particularly, one in the nature of Writ of Mandamus, by declaring the action of the 3rd respondent in not receiving and to register and release the sale deed presented by the Petitioner in respect of the Flat No. 204 (Builder Share) in Second Floor of MRR BUILDERS bearing Municipal No.2-3-534/204, PTI No. 1030211096, admeasuring 1375 Sft., (including common areas and Car Parking and Amenities) with undivided share of land admeasuring 34 Sq.Yds, or 28.42 Sq.Mtrs, out of total extent of land admeasuring 677 Sq.Yds., or 565.97 Sq. Mtrs., being constructed on House No.2-3-534, Part of Plot No. 10 Southern Part, House No.2-3-553/1 on Plot No.10 Northern Part (Eastern Part) House No.2-3-553/1 on Part of Plot No.10 Northern Part (Western Part) and House No.2-4-70/34/A Western Part on Plot Nos.11 and 12 Parts (towards Western Side) Situated at Ward No.2, Block No.3,

Sai Nagar Colony, Nagole Village, Uppal Mandal, Under G.H.M.C. Hayathnagar Circle, Medchal-Malkajgiri District, as illegal, arbitrary, unlawful, without jurisdiction and contrary to the provisions of the Registration Act and 1908 and in violation of Article 14 of Constitution of India and consequently to direct the 3rd respondent to receive, register and release the sale deed presented by the Petitioner in respect of above said property.

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 3rd respondent to receive, register and release the sale deed presented by the Petitioner in respect of the Flat No. 204 (Builder Share) in Second Floor of "MRR BUILDERS" bearing Municipal No.2-3-534/204, PTI No. 1030211096, admeasuring 1375 Sft., (including common areas and Car Parking and Amenities) with undivided share of land admeasuring 34 Sq.Yds, or 28.42 Sq.Mtrs, out of total extent of land admeasuring 677 Sq Yds., or 565.97 Sq. Mtrs., being constructed on House No.2-3-534, Part of Plot No. 10 Southern Part, House No.2-3-553/1 on Plot No.10 Northern Part (Eastern Part) House No.2-3-553/1 on Part of Plot No.10 Northern Part (Western Part) and House No.2-4-70/34/A Western Part on Plot Nos.11 and 12 Parts (towards Western Side) Situated at Ward No.2, Block No.3, Sai Nagar Colony. Nagole Village, Uppal Mandal, Under G.H.M.C. Hayathnagar Circle, Medchal-Malkajgiri District, during the pendency of the above writ petition.

Counsel for the Petitioner: SRI METTU PRAVEEN KUMAR

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

The Court made the following: ORDER

IN THE HIGH COURT FOR THE STATE OF TELANGANA AT HYDERABAD

THE HON'BLE SRI JUSTICE K.SARATH

WRIT PETITION No.37698 OF 2025

Date: 09.12.2025

Between:

Sri Rudraksha Srinivasulu

...Petitioner

AND

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

...Respondents

ORDER:

Heard learned Counsel for the petitioner and 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. Aggrieved by the action of the respondent No.3 in not receiving, registering and releasing the Sale Deed presented by the Petitioner in respect of the Flat No.204

(Builder Share) in Second Floor of "MRF BUILDERS" bearing Municipal No.2-3-534/204, PTI No 1030211096, admeasuring 1375 Square feet (including common areas and Car Parking and Amenities) with undivided share of land admeasuring 34 Square Yards or 28.42 Square Meters, out of total extent of land admeasuring 677 Square Yards or 565.97 Square Meters being constructed on House No.2-3-534, Part of Plot No.10 Southern Part, House No.2-3-553/1 on Plot No.10 Northern Part (Eastern Part) House No.2-3-553/1 on Part of Plot No.10 Northern Part (Western Part) and House No.2-4-70/34/A Western Part on Plot Nos.11 and 12 Parts (towards Western Side) Situated at Ward No.2, Block No.3, Sai Nagar Colony, Nagole Village, Uppal Mandal, under G.H.M.C., Hayathnagar Circle, Medchal-Malkajgiri District, the petitioner filed the present writ petition.

3. Learned Assistant Government Pleader for Stamps and Registration submits that the petitioner has approached this Court seeking registration of the said document without presenting it before the Registering

Authority. If the petitioner presents the document before the Registering authority, the respondents will receive the same and follow the procedure. 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 has 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 above made submissions coupled with the provision under Section 71 of the Act 1908, this writ petition is disposed of directing the Registering Authority to receive, register and release the subject, subject to the petitioner complying with the provisions of the Act, 1908 as well as the Indian Stamp Act, 1899. It will be open to the Registering Authority to refuse the document presented before him, if he has any objection, by duly assigning reasons in support of such decision and communicate the said decision to the petitioner. It is made clear that this Court has not expressed any opinion on merits of the case as to the entitlement of the petitioner to get the subject document registered. There shall be no order as to costs.

6. 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 Principal Secretary, Revenue (Registration and Stamps) Department, Secretariat Building, Hyderabad, State of Telangana.
2. The Commissioner and Inspector General of Registration and Stamps, Telangana State at Hyderabad.
3. The Sub-Registrar, Uppal, Medchal-Malkajgiri District.
4. One CC to SRI METTU PRAVEEN KUMAR, Advocate [OPUC]
5. Two CCs to GP FOR STAMPS & REGISTRATION, High Court for the State of Telangana at Hyderabad [OUT]
6. Two CD Copies

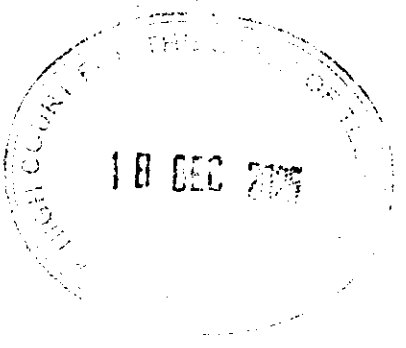
BSR

HIGH COURT

DATED: 09/12/2025

ORDER

WP.No.37698 of 2025



DISPOSING OF THE WRIT PETITION,

WITHOUT COSTS

(9)

kpr

18/12/25