

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

MONDAY, THE FIFTEENTH DAY OF DECEMBER
TWO THOUSAND AND TWENTY FIVE

PRESENT

THE HONOURABLE SRI JUSTICE K. SARATH

WRIT PETITION NO: 38350 OF 2025

Between:

1. Chiluveru Divakar Reddy, S/o Late C.Venkat Reddy, Aged about 55 years, Occ- Business, R/o H.No. 1-2-42, Kakatiya Nagar, Habsiguda, Secunderabad.
2. Swathi Vudutha, W/o Nagaraju, Aged about 38 years, Occ- Housewife, R/o H.No. 2-80, Shivalayam Street, Ramalingampalle Village, Bommaramamaram Mandal, Yadadri Bhuvanagiri District.

...PETITIONERS

AND

1. The State of Telangana, Rep. by its Principle Secretary, Stamps and Registration Department, Secretariat, Hyderabad.
2. The District Registrar, Registration and Stamps, Medchal-Malkajgiri District.
3. The Sub -Registrar, Stamps and Registration, Keesara, 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 or direction more particularly one in the nature of Writ of Mandamus, declaring the action of the respondent No. 3 in refusing to receive, register and release sale deed in respect of the Plot No. 379 in Sy.Nos. 180, 182, 183 and 184 admeasuring 300 Sq.Yds or 250.8 Sq.Mtrs, situated at Keesara Dayara Village, Keesara Grampanchyath, Keesara Mandal, Medchal-Malkajgiri District, without any reason as illegal, arbitrary, unconstitutional and contrary to the provisions of Registration Act 1908 and also contrary to the orders passed by this Hon'ble Court and consequently direct the respondent No. 2 and 3 to receive, register and release the sale deed presented by the petitioner in respect of the above said property by following due procedure.

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 respondents to receive, register and release the sale deed presented before the 3rd respondent in respect of the Plot No. 379 in Sy.Nos. 180, 182, 183 and 184 admeasuring 300 Sq.Yds or 250.8 Sq.Mtrs, situated at Keesara Dayara Village, Keesara Grampanchyath, Keesara Mandal, Medchal-Malkajgiri District, pending disposal of the main Writ Petition.

Counsel for the Petitioners: SRI S.M.SAIFULLAH

**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 HON'BLE SRI JUSTICE K.SARATH

WRIT PETITION No.38350 OF 2025

Date: 15.12.2025

Between:

Chiluveru Divakar Reddy and another

...Petitioners

AND

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

...Respondents

ORDER:

Heard learned Counsel for the petitioners 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
refusing to receive, register and release the Sale Deed of
the petitioners in respect of the Plot No.379 in

Sy.Nos.180, 182, 183 and 184 admeasuring 300 Square Yards or 250.8 Square Meters, situated at Keesara Dayara Village, Keesara Grampanchayat, Keesara Mandal, Medchal-Malkajgiri District, without any reason, the petitioners filed the present writ petition.

3. Learned Assistant Government Pleader for Stamps and Registration submits that the petitioners have approached this Court seeking registration of the said document without presenting it before the Registering Authority. If the petitioners present 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 document, subject to the petitioners 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 petitioners. It is made clear that this Court has not

expressed any opinion on merits of the case as to the entitlement of the petitioners 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 Principle Secretary, Stamps and Registration Department, Secretariat, Hyderabad, State of Telangana.
2. The District Registrar, Registration and Stamps, Medchal-Malkajgiri District.
3. The Sub -Registrar, Stamps and Registration, Keesara, Medchal-Malkajgiri District.
4. One CC to SRI S.M.SAIFULLAH, 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

PSK.
BS

HIGH COURT

DATED:15/12/2025

ORDER

WP.No.38350 of 2025



**DISPOSING OF THE WRIT PETITION
WITHOUT COSTS**

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Asu
20/12/25