

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

**WEDNESDAY, THE THIRTY FIRST DAY OF DECEMBER
TWO THOUSAND AND TWENTY FIVE**

PRESENT

THE HON'BLE SRI JUSTICE K. SARATH

WRIT PETITION NO: 40422 OF 2025

Between:

Smt. Vallamdasu Srivally, W/o Shyamsunder, Aged about 51 years, Occ: Housewife,
R/o H.No.2-3-613/1, Road No. 2, Sal Nagar Colony, 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.401, in Fourth Floor, bearing Municipal No.2-3-608/AE/401, (PTI No. 1030209202) of AAKRUTHI ENCLAVE, with plinth area of 1,320 Sft., including common areas and one car parking area in Stilt Floor, along with undivided share of land admeasuring 50 Sq.Yds., or 41.8 Sq.Mtrs., Out of total land admeasuring 400 Sq.Yds., bearing Premises No.2-3- 608/1 /11, on Plot No.11, Situated at Sai Ram Nagar, Nagole, under GHMC Hayathnagar Circle, Uppal Mandal, 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 deliver the 3rd respondent to receive, register and release the sale deed presented by the Petitioner in respect of the Flat No.401, in Fourth Floor, bearing Municipal No.2-3-608/AE/401, (PTI No. 1030209202) of "AAKRUTHI ENCLAVE", with plinth area of 1,320 Sft., including common areas and one car parking area in Stilt Floor, along with undivided share of land admeasuring 50 Sq.Yds., or 41.8 Sq.Mtrs., Out of total land admeasuring 400 Sq.Yds., bearing Premises No.2-3-608/1 /11, on Plot No.11 Situated at Sai Ram Nagar, Nagole, under GHMC Hayathnagar Circle, Uppa Mandal, 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 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.40422 OF 2025

Date: 31.12.2025

Between:

Smt. Vallamdasu Srivally

...Petitioner

AND

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

...Respondents

ORDER:

Heard Sri Mettu Praveen Kumar, 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.401,

in fourth floor bearing Municipal No.2-3-608/AE/401, (PTI No.1030209202) of "AAKRUTHI ENCLAVE", with plinth area of 1,320 square feet, including common areas and one car parking area in stilt floor, along with undivided share of land admeasuring 50 square yards or equivalent to 41.8 square meters, out of total land admeasuring 400 square yards bearing premises No.2-3-608/1/11, on Plot No.11, situated at Sai Ram Nagar, Nagole under GHMC Hayathnagar Circle, Uppal Mandal, 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 document, 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.

//TRUE COPY//

SJA MOMINA MEHAR
ASS STANT REGISTRAR,

SECTION OFFICER

To

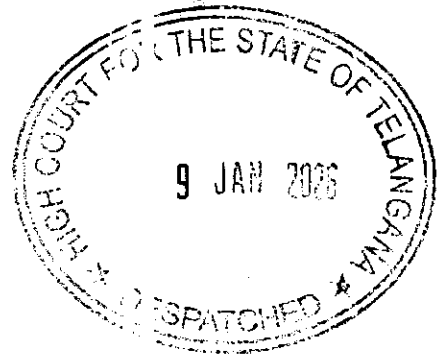
1. The Principal Secretary, Revenue (Registration and Stamps) Department, State of Telangana, Secretariat Building, Hyderabad.
2. The Commissioner, and Inspector General of Registration and Stamps, Telangana State at Hyderabad.
3. The Sub-Registrar, Uppal, Medchal-Malkajgiri District.
4. One CC to SRI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

MP

[Signature]

HIGH COURT

DATED: 31/12/2025



ORDER

WP.No. 40422 of 2025

**DISPOSING OF THE WRIT PETITION .
WITHOUT COSTS**

⑨
kpr
9/1/26