APHC010420222026

IN THE HIGH COURT OF ANDHRA PRADESH
AT AMARAVATI **[3331]**
(Special Original Jurisdiction)

FRIDAY, THE 6th DAY OF NOVEMBER 2026

PRESENT

THE HONOURABLE SRI JUSTICE SUBBA REDDY SATTI

WRIT PETITION NO: 22697/2026

Between:

1. SRI LATCHUPATNI PARAMNAIDU,, S/O SANGAM NAIDU, AGED ABOUT 74 YEARS, R/O D.NO.2-7-7, VETERNARY COLONY, NEAR LAKSHMI NARAYANA TEMPLE, OLD DAIRY FARM, VISAKHAPATNAMDISTRICT,ANDHRA PRADESH- 530040.
2. SRI LATCHUPATNI JAGANNADHAM,, S/O SANGAM NAIDU, AGED ABOUT 68 YEARS, R/O D.NO.40-147/45, POOL BHAG, BOBBILI, VIZIANGARAM DISTRICT, ANDHRA PRADESH - 535558.
3. SRI CHINTALA DHANALAKSHMI,, W/O CHINTALA MURALI KRISHNA, AGED ABOUT 51 YEARS, R/O PLOT NO.34, VETERNARY COLONY, NEAR LAKSHMI NARAYANA TEMPLE, OLD DAIRY FARM, VISAKHAPATNAMDISTRICT, ANDHRA PRADESH - 530040.
4. SRI LATCHUPATNI SRINIVASARAO,, S/O JAGANNADHAM, AGED ABOUT 43 YEARS, R/O D.NO.40-147/45, POOL BHAG, BOBBILI, VIZIANGARAM DSITRICT, ANDHRA PRADESH - 535558.
5. SRI LATCHUPATNI SIVA PRASAD,, S/O JAGANNADHAM, AGED ABOUT 38 YEARS, R/O D.NO.40-147/45, POOL BHAG, BOBBILI, VIZIANGARAM DISTRICT, ANDHRA PRADESH - 535558.
6. SMT. MATCHA TRIVENI,, W/O MATCHA SATYANARAYANA, AGED ABOUT 46 YEARS, R/O D.NO. 15-3-61/I, L B TOWERS, FLAT NO. 102, OPPOSITE TO CENTUARY CLUB, MAHARANIPETA, VISAKHAPATNAM DISTRICT, ANDHRA PRADESH - 530003.

...PETITIONER(S)

AND

1. THE STATE OF ANDHRA PRADESH, REP. BY ITS PRINCIPAL SECRETARY, REVENUE (STAMPS AND REGISTRATION) DEPARTMENT, SECRETARIAT, VELAGAPUDI, AMARAVATHI,

GUNTUR DISTRICT, ANDHRA PRADESH - 522238.

2. THE COMMISSIONER AND INSPECTOR GENERAL OF REGISTRATION AND STAMPS, OFFICE OF COMMISSIONER AND INSPECTOR GENERAL OF REGISTRATION AND STAMPS, TADEPALLI, GUNTUR DISTRICT, ANDHRA PRADESH - 522501.
3. THE DISTRICT REGISTRAR, OFFICE OF REGISTRAR, 8TH FLOOR, VUDA COMPLEX, VMRDA BUILDING, VISAKHAPATNAM DISTRICT, ANDHRA PRADESH - 530003.
4. THE JOINT SUBREGISTRAR, OFFICE OF THE SUB-REGISTRAR, MADHURAWADA, VISAKHAPATNAM DISTRICT, ANDHRA PRADESH - 530041.
5. THE DISTRICT COLLECTOR, COLLECTORATE OFFICE, VISAKHAPATNAM, VISAKHAPATNAM DISTRICT, ANDHRA PRADESH - 530002.

...RESPONDENT(S):

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 toissue a Writ of Mandamus, or other appropriate writ, order or direction, to declare the inaction of the Respondent No.4 in entertaining the registration of Family Settlement Deed presented by the Petitioners in relation to property admeasuring Ac.4.18 Cts covered by T.D.No.496 in Sy.No.2/1, 2/2 and 2/3 situated at Mudasarlova Village, Visakhapatnam Rural Mandal, Visakhapatam Municipal Corporation as per se illegal, manifestly arbitrary, unreasonable and violative of Articles 14, 21 and 300-A of Constitution of India and contrary to the provisions of Registration Act and A.R Registration Rules and consequently to direct the Respondent No.4 to register the Family Settlement Deed over property admeasuring Ac.4.18 Cts covered by T.D.No.496 in Sy.No.2/1, 2/2 and 2/3 situated at Mudasarlova Village, Visakhapatnam Rural Mandal, Visakhapatam Municipal Corporation

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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 direct the Respondent No.4 to receive, process, register and release the Family Settlement Deed submitted by the Petitioners in respect of property admeasuring Ac.4.18 Cts covered by T.D.No.496 in Sy.No.2/1, 2/2 and 2/3 situated at Mudasarlova Village, Visakhapatnam Rural Mandal, Visakhapatam Municipal Corporation, pending disposal of the writ petition

Counsel for the Petitioner(S):

1. AKULA SRI KRISHNA SAI BHARGAV

Counsel for the Respondent(S):

1. GP FOR REGISTRATION AND STAMPS

The Court made the following:

ORDER

Heard Sri A.S.K.S. Bhargav, learned counsel for the petitioners, and Sri M. Chandra Sekhar, learned Assistant Government Pleader for Revenue, for the respondents.

2. The grievance of the petitioners is that the 4th respondent is not receiving and processing the Family Settlement Deed presented by the petitioners relating to land of an extent of Ac.4.18 cents or 20231 square yards in T.D.No.496, S.Nos.2/1, 2/2 and 2/3 of Mudasarlova village, Visakhapatnam Rural Mandal, Visakhapatnam District.

3. Learned counsel for the petitioners would submit that the petitioners 1 to 6 are related to each other. As per the entry in the Inam Fair Register, T.D.No.496, it reflects that a Service Inam in the nature of a personal grant was issued to the 1st petitioner's father. A ryotwari patta was issued to the 1st petitioner's father vide Order AIP 136/1964, dated 28.12.1964. The 1st petitioner's father gifted an extent of Ac.2.00 cents in S.Nos.2/2 and 2/3 to the 1st petitioner and an extent of Ac.2.18 cents in S.No.2/1 to the 2nd petitioner. Learned counsel for the petitioners also pointed out the other litigation; however, this Court is not going into those aspects, at this juncture, since the issue involved in this writ petition relates to the inaction on the part of the 4th respondent in receiving and processing the document presented by the petitioners i.e. Family Settlement Deed dated …06.2026.

4. Sri M.Chandra Sekhar, learned Assistant Government Pleader for Revenue for the respondents, on instructions would submit that the 4th respondent will receive and process the document. He would also submit that in case of any impediment, the 4th respondent will follow the procedure under Section 71 of the Registration Act, 1908.

5. It would be apposite to mention that whenever a document is presented, the registering authority shall receive and process the same, subject to the fulfilment of the provisions of the Registration Act, 1908 and the Indian Stamp Act, 1899. Unless a competent Court passes a restraint order or the property is included in the list of prohibited properties under Section 22A of the Registration Act, 1908, the registering authority shall not refuse to register the document. If there is any impediment, the registering authority shall pass a refusal order under Section 71 of the Registration Act, 1908.

6. Given the facts and circumstances of the case, without going into the merits of the matter, the writ petition is disposed of at the admission stage with the consent of learned counsel appearing on either side, directing the 4th respondent to receive and process the Family Settlement Deed in respect of an extent of Ac.4.18 cents or 20231 square yards in T.D.No.496, S.Nos.2/1, 2/2 and 2/3 of Mudasarlova village, Visakhapatnam Rural Mandal, Visakhapatnam District, subject to fulfillment of provisions of the Stamp Act, 1899 and the Registration Act, 1908. The 4th respondent shall also consider the order in W.P.No.25486 of 2024 dated 29.01.2026. No order as to costs.

As a sequel, the pending miscellaneous applications shall stand closed.

JUSTICE SUBBA REDDY SATTI

PVD