APHC010427942019

IN THE HIGH COURT OF ANDHRA PRADESH
AT AMARAVATI **[3333]**
(Special Original Jurisdiction)

WEDNESDAY, THE 28th DAY OF OCTOBER 2026

PRESENT

THE HONOURABLE SMT JUSTICE V.SUJATHA

WRIT PETITION NO: 20549/2019

Between:

1. ARE MUKUNDA REDDY, S/O SUBBARAMI REDDY, AGED ABOUT 26 YEARS, R/O D.NO. 3-10-13,PERALA VILLAGE, CHIRALA MANDAL, PRAKASAM DISTRICT.

...PETITIONER

AND

1. THE STATE OF ANDHRA PRADESH, REP. BY ITS PRINCIPAL SECRETARY, REVENUE (REGISTRATION AND STAMPS) DEPARTMENT, SECRETARIAT, VELAGAPUDI, AMARAVATI, GUNTUR DISTRICT.
2. THE DISTRICT COLLECTOR, PRAKASAM DISTRICT, AT ONGOLE.
3. THE TAHSILDAR, VETAPALEM MANDAL, PRAKASAM DISTRICT.
4. THE SUBREGISTRAR, CHIRALA, PRAKASAM DISTRICT.

...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 toto issue an appropriate Writ, Order or Direction, more particularly one in the nature of Writ of Mandamus, declaring the action of the 4th respondent in issuing the impugned Endorsement dt. 1-11-2019 refusing to accept the sale deed presented by the petitioner in respect of the land admeasuring Ac. 0.35 1/2 cents in Sy.No. 550/1 situated at Perala Revenue village, Chirala Mandal, Prakasam District, as being illegal, arbitrary and unjust and consequently set aside the same, and to pass

IA NO: 1 OF 2019

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.4 herein to receive and register the Sale Deed in respect of the land admeasuring Ac. 0.35 1/2 cents in Sy.No. 550/1 situated at Perala Revenue village, Chirala Mandal, Prakasam District, pending disposal of the main Writ Petition, and to pass

Counsel for the Petitioner:

1. KAVITHA GOTTIPATI

Counsel for the Respondent(S):

1. GP FOR REGISTRATION AND STAMPS (AP)

The Court made the following:

ORDER:

This writ petition is filed under Article 226 of the Constitution of India seeking the following relief:-

> *"….to issue an appropriate Order, Direction or Writ more particularly one in the nature of Writ of Mandamus, declaring the action of the 4th respondent in issuing the impugned Endorsement dated 01.11.2019 refusing to accept the sale deed presented by the petitioner in respect of the land admeasuring Ac.0.35 ½ cents in Sy.No.550/1 situated at Perala Revenue Village, Chirala Mandal, Prakasam District, as being illegal, arbitrary and unjust and consequently set aside the same….."*

2. The case of the petitioner is that the land admeasuring Ac.0.71 cents in Sy.No.550/1 of Perala Revenue Village originally belonged to Doppalapudi Yobu, who sold the same to Maganti Purushotham Das under a registered sale deed dated 18.08.2004. The petitioner agreed to purchase an extent of Ac.0.35½ cents through the registered GPA holder of the vendor and paid the entire sale consideration of Rs.3,14,000/-. However, the 4th respondent refused to receive the sale deed vide endorsement dated 01.11.2019, on the ground that the subject land was included in the prohibited properties list under Section 22-A(1)(a) of the Registration Act, 1908. The petitioner contends that the subject land was assigned on 02.03.1952 itself, as shown in the RSR of Perala Village, and in view of G.O.Ms.No.575, dated 16.11.2018, lands assigned prior to 18.06.1954 are to be deleted from the prohibited properties list under Section 22-A of the Registration Act, 1908. Hence,

aggrieved by the said endorsement dated 01.11.2019, the petitioner filed the present Writ Petition.

3. Respondent No.4 filed a counter affidavit denying the allegations made by the petitioner. It is contended that Sy.No.550/1 of Perala Revenue Village was included in the prohibited properties list under Section 22-A of the Registration Act, 1908, based on the communication issued by the District Collector, Prakasam District, dated 07.09.2017, stating that the subject land belongs to the Government and is covered by the provisions of the A.P. Assigned Lands (Prohibition of Transfers) Act, 1977. It is further contended that, while the subject land is included in the prohibited properties list, the registering authority cannot receive or register the sale deed. Relying on the Full Bench judgment of this Court in W.A.No.343 of 2015 and batch, dated 23.12.2015, Respondent No.4 submits that the petitioner has to approach the competent authority or the committee constituted under G.O.Ms.No.300, dated 05.07.2016, for deletion of the subject land from the prohibited properties list.

4. Head learned counsel for the petitioner and the learned counsel appearing for the respondents. Perused the entire material available on record.

5. During the course of arguments, learned Assistant Government Pleader stated that the Government constituted a Committee to consider the grievances of persons affected by the Notifications under Section 22-A of the

Registration Act, 1908 regarding registration of prohibited properties, as per the orders dated 23.12.2015 passed in W.A.Nos.232 of 2012, 352 of 2013 and 343 of 2015, keeping in view of the G.O.Ms.No.300, Revenue (Assn.I) Department, dated 05.07.2016. It is further stated that the Government of Andhra Pradesh has also issued G.O.Ms.No.444 Revenue (Registration-I) Department, dated 22.07.2026 by way of which, the Government superseded a few circulars, instructions, clarifications and guidelines issued by the Inspector General of Registration and Stamps previously, relating to the maintenance, updation and operation of the list of prohibited properties under Section 22-A of the Registration Act, 1908.

6. On perusal of the contents of the writ petition, it appears that the petitioner has not made any application as required under G.O.Ms.No.300, dated 05.07.2016, seeking deletion of the subject property from the list of prohibited properties under Section 22 A of the Registration Act.

7. In view of the above, without going into the merits of the case, this writ petition is disposed of directing the petitioners to submit an application as required under G.O.Ms.No.300, dated 05.07.2016, before the Grievance Redressal Committee seeking deletion of the subject property from the list of prohibited properties notified under Section 22-A of the Registration Act, 1908, by enclosing all relevant documents in support of his claim. Upon such application, the respondents shall consider the same and pass appropriate orders, in accordance with law keeping in view the instructions issued by the

Government vide G.O.Ms.No.444 Revenue (Registration-I) Department, dated 22.07.2026. There shall be no order as to costs.

As a sequel, Interlocutory Applications pending, if any, in this Writ Petition, shall stand closed.

JUSTICE V.SUJATHA

Date: 28.10.2026
KGR