APHC010433942024

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

WEDNESDAY, THE 28th DAY OF OCTOBER 2026

PRESENT

THE HONOURABLE SRI JUSTICE SUBBA REDDY SATTI

WRIT PETITION NO: 22075/2024

Between:

1. CHAPPIDI VENKATA NAGI REDDY, S/O C.NARAPPA REDDY, AGED ABOUT 48YEARS, OCC . BUSINESS, R/O H.NO.3/26, KANDLOPALLE VILLAGE, MUDDANURU MANDAL, YSR KADAPA DISTRICT.
2. SUDDA NAGARAJU REDDY, S/O S.NAGI REDDY, AGED ABOUT 47YEARS, OCC. BUSINESS, R/O H.NO.2/14, CHOWTUPALLE VILLAGE, MACHANOORU, PENDLIPALLI MANDAL YSR KADAPA DISTRICT.

...PETITIONER(S)

AND

1. THE STATE OF ANDHRA PRADESH, REP. BY ITS PRINCIPAL SECRETARY REVENUE DEPARTMENT (STAMP AND REGISTRATION) AMARAVATHI.
2. THE DISTRICT REGISTRAR, YSR KADAPA DISTRICT, KADAPA.
3. THE JOINT SUBREGISTRAR, MYDUKUR, YSR KADAPA 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 to issue an order or direction more particularly in the nature of writ of Mandamus declaring the action of the 2nd and 3rd respondents refusing to register the petitioners document vide P.No.3 of 2024, dated 02-09-2024 in respect of the land in Sy.No.676/2 an extent Ac 0.35cents out of 0.65 cents of Mydukur Municipality, Mydukur Sub division, Produtturu Revenue Division, YSR Kadapa District is illegal, arbitrary, and contrary to the provisions of Registration Act 1908 and consequently direct the respondents to register and release the document vide P.No.3 of 2024, dated 02.09.2024 and pass

IA NO: 1 OF 2024

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 register and release the document vide P.No.3 of 2024, dated 02-09-2024 submitted by the petitioners in respect of the land in Sy.No.676/2024 an extent Ac 0.35cents out of 65cents at Mydukur village and Mandal, YSR Kadapa District and pass

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 grant leave to the petitioners herein/Respondents No.3 in the WP.No.22075 of 2024 to file counter affidavit in the above writ petition and pass

Counsel for the Petitioner(S):

1. G V V S VARA PRASAD

Counsel for the Respondent(S):

1. GP FOR REGISTRATION AND STAMPS

The Court made the following:

ORDER

Heard Ms.P.Prashamsha, learned counsel for the petitioners and Sri G.Divya Theja, learned Assistant Government Pleader for Revenue, for the respondents.

2. Assailing the rejection endorsement dated 02.09.2024 (Ex.P1) issued by the 3rd respondent, the above writ petition was filed.

3. Learned counsel for the petitioners would submit that the petitioners intended to purchase an extent of Ac.0.35 cents in S.No.676/2 of Mydukur village and Mandal, YSR Kadapa District vide document dated 16.07.2024 from Ch.Jaya Subayya. The vendor and the petitioners presented the document before the 3rd respondent, who, in turn, assigned P.No.3 of 2024 and thereafter, the 3rd respondent issued a refusal endorsement. She would

also submit that the 3rd respondent refused to register the document acting upon the Circular Memo No.G3/12238/2014, dated 07.09.2015 issued by the Commissioner and Inspector General of Registration and Stamps; however, the said memo is not applicable to the present factual situation.

4. Sri G.Divya Theja, learned Assistant Government Pleader for Revenue, for the respondents, would submit that against the order of refusal, an appeal would lie under Section 72 of the Registration Act, 1908 and the petitioners, without availing the remedy of appeal, filed the writ petition.

5. In reply, learned counsel for the petitioners would submit that the petitioners will avail the remedy of appeal before the appropriate authority. She also submits that the petitioners filed the writ petition on 30.09.2024, within 30 days of the date of the refusal order.

6. Given the facts and circumstances of the case, without going into other disputed questions of fact, the Writ Petition is disposed of at the admission stage, with the consent of learned counsel on either side, giving liberty to the petitioners to file an appeal under Section 72 of the Registration Act, 1908, against the rejection endorsement dated 02.09.2024 (Ex.P1) issued by the 3rd respondent before the appropriate appellate authority. Upon filing such an appeal, the appellate authority shall consider the same and pass a reasoned order. The appellate authority shall also consider Section 14 of the Limitation Act, since the petitioners have prosecuted the present writ petition till date. The petitioners shall file an appeal within two weeks from today. No order as to costs.

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

JUSTICE SUBBA REDDY SATTI

PVD