APHC010439942019

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: 21401/2019

Between:

1. K. SRIKANTH REDDY,, S/O PRAKASH REDDY, AGED ABOUT 37 YEARS, OCC- BUSINESS, RIO FLAT NO.4446, WING-3, BLOCK-IV, JANAPRIYA METROPOLIC, MOTI NAGAR, SANATHNAGAR, HYDERABAD

...PETITIONER

AND

1. THE STATE OF ANDHRA PRADESH, REP. BY ITS PRINCIPAL SECRETARY REVENUE DEPARTMENT, VELAGAPUDI, AMARAVATHI, GUNTUR DISTRICT, A.P.
2. THE DISTRICT REGISTRAR, KADAPA DISTRICT.
3. THE JOINT SUBREGISTRAR, KADAPA RURAL, 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 topleased to issue a writ, order or direction, more particularly one in the nature of Writ of Mandamus declaring the action of the 3rd respondent in not registering the sale deed produced by Singam Kavitha in respect of the property belonging to her as there is no specific direction from any competent court prohibiting her from executing any sort of document for registration in respect of anybody is illegal, arbitrary and contrary to the provisions of Registration Act and consequently direct the 3rd respondent to register the document presented by the petitioner in respect of property belonging to Smt. Singam Kavitha i.e. H.No.3/353 to an extent of Ac.0- 02 cents 584 sft. In

Sy.No.307/A, having assessment No.1014015736 and open land measuring Ac.0-04 cents abutting to the H.No.3/353 in Sy.No.307/4A, both situated at Ward No.3, Proddatur Town, Kadapa District and release the same to the petitioner

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 pleased to direct the 3rd respondent to register the document presented by the petitioner in respect of property belonging to Smt. Singam Kavitha i.e. H.no.3/353 to an extent of Ac.0-02 cents 584 sft. In Sy.No.307/A, having assessment No.1014015736 and open land measuring Ac.0-04 cents abutting to the H.No.3/353 in Sy.No.307/4A, both situated at Ward No.3, Proddatur Town, Kadapa District and release the same to the petitioner, pending disposal of the above writ petition,

IA NO: 1 OF 2020

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 Expedite the hearing in WP.No. 21401 of 2019 on the file of the Court of Hon'ble High Court of Andhra Pradesh at Amaravathi and to pass

Counsel for the Petitioner:

1. G V V S VARA PRASAD

Counsel for the Respondent(S):

1.

The Court made the following:

ORDER:

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

> *"….pleased to issue a writ, order or direction, more particularly one in the nature of Writ of Mandamus declaring the action of the 3rd respondent in not registering the sale deed produced by Singam Kavitha in respect of the property belonging to her as there is no specific direction from any competent court prohibiting her from executing any sort of document for registration in respect of anybody is illegal, arbitrary and contrary to the provisions of Registration Act and consequently direct the 3rd respondent to register the document presented by the petitioner in respect of property belonging to Smt. Singam Kavitha i.e. H.No.3/353 to an extent of Ac.0.02 cents 584 sft. In Sy.No.307/A, having assessment No. 1014015736 and open land measuring Ac.0-04 cents abutting to the H.No.3/353 in Sy.No.307/4A, both situated at Ward No.3, Proddatur Town, Kadapa District and release the same to the petitioner…."*

2. Heard learned counsel for the petitioner and the learned Assistant Government Pleader for Revenue.

3. Though the petitioner made several allegations against the respondents, during the course of hearing, learned counsel for the petitioner requested this Court, without touching merits of the case, to issue a direction to the respondents to receive and register the document(s) presented by the petitioner.

4. Learned Assistant Government Pleader for Revenue submitted that document(s), if presented by the petitioner, will be received and dealt with in accordance with Section 71 of the Registration Act, 1908 (for short 'the Act').

5. In this regard, it is relevant to refer to Section 71 of the Act, which reads as follows:

> ***71. 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 record the 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.*

6. In view of the submission made by the learned Assistant Government Pleader for Revenue, the 3rd respondent/Sub-Registrar is directed to receive and process the document(s) as and when presented by the petitioner for registration in accordance with the provisions of Section 71 of the Act. In case the instrument presented cannot be registered, the respondents shall pass appropriate orders as required under Section 71 of the Registration Act, as it is appealable under Section 72 of the Registration Act.

7. With the above directions, the Writ Petition is disposed of. No costs.

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

JUSTICE V.SUJATHA

Dated 28.10.2026
KGR