APHC010442482019

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: 21303/2019

Between:

1. SHIAK ZAREENA BEGUM,, W/O. SHAIK NAZEER BASHA, AGED ABOUT 52 YEARS, OCC- HOUSE WIFE, R/O. DOOR NO.3/209, RAJA REDDY STREET, KADAPA CITY, Y.S.R DISTRICT.

...PETITIONER

AND

1. THE STATE OF ANDHRA PRADESH, REP., BY ITS PRINCIPAL SECRETARY, REVENUE DEPARTMENT, SECRETARIAT BUILDINGS, HYDERABAD.
2. THE DISTRICT COLLECTOR, Y.S.R DISTRICT, KADAPA.
3. THE REVENUE DIVISIONAL OFFICER, KADAPA REVENUE DIVISION, KADAPA, Y.S.R DISTRICT.
4. THE THASILDAR, KADAPA MANDAL, Y.S.R DISTRICT.
5. THE SUBREGISTRAR, KADAPA (URBAN), KADAPA CITY, Y.S.R 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 an appropriat2 Writ, Order or direction more particularly one in the nature of Writ o Mandamus declaring the action of the respondent No.5 in refusing to entertain the Sale Deed for registration for the house site in an extant of Ac.0.10 Cents in Sy.No.414/1 of Chinnachowk Village fields, Kadapa Mandal, YSR District at the instance of the respondent

No.4 stating that the land in Survey Number 414/1 is belong to Government as arbitrary illegal, contrary to the provisions of the Registration Act, 1908 and settled principles of legal p)sition apart from being voilative of the fundamental and Constitutional rights guaranteed to the petitioner under Articles 14, 19, 21 and 300-A of the Constitution of India and consequently direct the respondent No.5 to entertain the Sale deed for registration for the House Plots No.25 and 25 in an extent of Ac.0.10 Cents out of Ac.2.00 Cents in Sy.No.414/1 of Chinnachowk Village fields, Kadapa Mandal, YSR District

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 respondent No.5 to entertain the Sale Deeds for registration for the house Plots No.25 and 26 in an extant of Ac.0.10 Cents in Sy.No.414/1 of Chinnachowk Village fields, Kadapa Mandal, YSR District, pending disposal of the above Writ Petition

Counsel for the Petitioner:

1. V R REDDY KOVVURI

Counsel for the Respondent(S):

1. GP FOR REVENUE (AP)

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 an appropriate Writ, Order or direction more particularly one in the nature of Writ o Mandamus declaring the action of the respondent No.5 in refusing to entertain the Sale Deed for registration for the house site in an extant of Ac.0.10 Cents in Sy.No.414/1 of Chinnachowk Village fields, Kadapa Mandal, YSR District at the instance of the respondent No.4 stating that the land in Survey Number 414/1 is belong to Government as arbitrary illegal contrary to the provisions of the Registration Act, 1908 and settled principles of legal position apart from being voilative of the fundamental and Constitutional rights guaranteed to the petitioner under Articles 14,19,21 and 300-A of the Constitution of India and consequently direct the respondent No.5 to entertain the Sale deed for registration for the House Plots No.25 and 26 in an extent of Ac.0.10 Cents out of Ac 2.00 Cents in Sy.No.414/1 of Chinnachowk Village fields, Kadapa Mandal, YSR District…."*

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 5th 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