APHC010542642026

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

TUESDAY, THE 27th DAY OF OCTOBER 2026

PRESENT

THE HONOURABLE SRI JUSTICE SUBBA REDDY SATTI

WRIT PETITION NO: 29720/2026

Between:

1. PRATHI VENKATA BHARATHI, W/O. CHANDRASEKHAR, AGED 66 YEARS, R/O. SWARNA PALACE APARTMENT, OPP. KANYAKA PARAMESWARI TEMPLE, RAVURU ROAD, VETAPALEM, BAPATLA DISTRICT.

...PETITIONER

AND

1. THE STATE OF ANDHRA PRADESH, REP. BY ITS PRINCIPAL SECRETARY, REVENUE (REGISTRATION AND STAMPS) DEPARTMENT, SECRETARIAT, VELAGAPUDI, AMARAVATI 522237.
2. THE COMMISSIONER AND INSPECTOR GENERAL OF REGISTRATION AND STAMPS, PANDIT NEHRU BUS STATION COMPLEX, VIJAYAWADA, NTR DISTRICT, ANDHRA PRADESH 520 001.
3. THE DISTRICT REGISTRAR, REGISTRATION AND STAMPS DEPARTMENT, BAPATLA, BAPATLA DISTRICT- 522101
4. THE SUBREGISTRAR JOINT SUBREGISTRAR, CHIRALA, BAPATLA DISTRICT -523155.
5. PULI RAJESWARI, W/O. SRINIVASA RAO, AGED 52 YEARS, R/O. PAPAIPALEM, CHIRALA MANDAL, BAPATLA DISTRICT 523157.
6. PULI SRINIVASA RAO, S/O. VENKATA SUBBAIAH, AGED 56 YEARS, R/O. PAPAIPALEM, CHIRALA MANDAL, BAPATLA DISTRICT 523157 (RESPONDENTS 5 AND 6 ARE FORMAL

PARTIES. NO RELIEF IS CLAIMED AGAINST THEM.)

...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 pass an appropriate Writ, Order or Direction, more particularly one in the nature of Writ of Mandamus, declaring the action of the 4th respondent in notifying the Petitioner agricultural land of an extent of Ac.1.42 cents in S.No.816-B of Kothapeta Village, Vetapalem Mandal, Bapatla District in the list of prohibited properties maintained under Section 22-A of the Registration Act, 1908 misconstruing the judgment and Decree dated 23.07.2026 in O.S.No.448 of 2025 on the file of Principal Civil Judge (Junior Division) Chirala and in refusing to delete the entries from the list of the prohibited properties vide proceedings in Letter No.265 dated 23.09.2026 as illegal, arbitrary, without jurisdiction, violative of Article 14 and 300-A of the Constitution of India and contrary to the provisions of the Registration Act, 1908 and consequently direct the 4th Respondent to receive, process and register documents presented by the petitioner in respect of the schedule land without reference to the said entry

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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 Respondents 3 and 4 to receive, process and register any document presented by the Petitioner in respect of the agricultural land of an extent of Ac.1.42 cents in S.No.816-B of Kothapeta Village, Vetapalem Mandal, Bapatla District without reference to the entry made in the list of prohibited properties, pending disposal of the Writ Petition

Counsel for the Petitioner:

1. JHANSI GUDURU

Counsel for the Respondent(S):

1. GP FOR REGISTRATION AND STAMPS

The Court made the following order:

Heard Smt. Jhansi Guduru, learned counsel for the petitioner, and Sri Chandra Sekhar, learned Assistant Government Pleader for Stamps and Registration for respondents 1 to 4. Though respondents 5 and 6 are arrayed

as party respondents, the cause title states that they are formal parties and no relief is claimed against them.

2. Learned counsel for the petitioner would submit that the petitioner purchased an extent of Ac.1.42 cents in Sy.No.816-B of Kothapeta Village, Vetapalem Mandal, Bapatla District, under a registered Sale Deed dated 25.05.2005 *vide* Document No.2177 of 2025. The petitioner's name was updated in the Record of Rights. Subsequently, the 6th respondent clandestinely executed a registered Gift Settlement Deed dated 20.09.2024 *vide* Document No.11072 of 2024 (Ex.P2) in favour of the 5th respondent for the same property.

3. The petitioner filed O.S.No.448 of 2025 on the file of the Principal Civil Judge (Junior Division), Chirala, seeking cancellation of Ex.P2. The Court referred the suit to mediation, and the parties settled the dispute. Accordingly, the Court passed a judgment and decree on 23.07.2026 (Ex.P5), cancelling the registered Gift Settlement Deed dated 20.09.2024 *vide* Document No.11072 of 2024. The Civil Court also restrained the defendants therein from alienating the property or creating any third-party interest therein and granted a permanent injunction restraining interference with the petitioner's possession of the property.

4. Learned counsel for the petitioner would submit that the 4th respondent kept the property from the list of prohibited properties despite the judgment and decree dated 23.07.2026 in O.S.No.448 of 2025. The petitioner made a representation requesting the authority to delete the property from the list of prohibited properties. However, by a communication dated 23.09.2026 (Ex.P9), the authority informed the petitioner to obtain an appropriate order from the Civil Court to delete the property from the list of prohibited properties. Learned counsel further submits that, in view of the judgment and decree dated 23.07.2026 passed in O.S.No.448 of 2025, including the property in the list of prohibited properties is illegal, arbitrary and beyond the jurisdiction of the 4th respondent.

5. Sri Divya Teja, learned Assistant Government Pleader, would submit that the property was included in the list of prohibited properties in view of Clause-B of the judgment and decree passed by the Civil Court.

6. Thus, as seen from the material available on record, there is no dispute regarding the petitioner's purchase of the property *vide* Ex.P1. In fact, the Record of Rights was updated, and a copy of the Pattadar Pass Book is filed as Ex.P3. The 6th respondent executed a registered Gift Settlement Deed *vide* Ex.P2 in favour of the 5th respondent, pursuant to which the petitioner filed O.S.No.448 of 2025 seeking cancellation of the document. The Civil Court passed a judgment and decree on 23.07.2026 cancelling the registered Gift Settlement Deed executed by the 6th respondent in favour of the 5th respondent. While cancelling the deed, the Civil Court also granted a permanent injunction restraining the defendants therein from executing any documents and interfering with the possession of the property. This restraint order passed by the Civil Court in the judgment would not prevent the petitioner from dealing with the property, as the petitioner is the absolute owner.

7. Standing Order 219(b) is extracted hereunder:

> *"(b) If the Andhra Pradesh high court or any Civil Court restrains a person from alienating a property and if such orders are brought to the notice of the Registering officers or served on the Registering Officer, the Registering officer is stopped from going ahead with the registration."*

8. Standing Order 219(b) makes it clear that when an order restraining alienation of a property is passed by the High Court or a Civil Court and the same is brought to the notice of the Registering Officer, the Registering Officer is precluded from proceeding with registration in contravention of such order.

9. In the case at hand, in view of the judgment and decree dated 23.07.2026 passed in O.S.No.448 of 2025, whereby the registered Gift Settlement Deed was cancelled, and the defendants therein were restrained

from alienating the property or creating any third-party interest therein, retaining the subject property in the list of prohibited properties is impermissible. The petitioner shall not be restrained from enjoying the fruits of the decree. No further clarification from the Civil Court is required in this regard. The rigour of the standing order doesn't apply to the facts of this case.

10. Given the facts and circumstances of the case, the Writ Petition is disposed of at the stage of admission with the consent of learned counsel appearing on either side, directing the 4th respondent to delete the property admeasuring Ac.1.42 cents in Sy.No.816-B of Kothapeta Village, Vetapalem Mandal, Bapatla District, from the list of prohibited properties, forthwith. There shall be no order as to costs.

As a sequel, pending miscellaneous petitions, if any, shall stand closed.

JUSTICE SUBBA REDDY SATTI

Date: 27.10.2026
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