APHC010572172026

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: 31238/2026

Between:

1. SHAIK SHAHINA, W/O.SALEHA SAHEB, AGED 57 YEARS, R/O.DR.NO.10-169, NEAR UTF OFFICE, OBBAPURAM, DONAKONDA VILLAGE AND MANDAL, PRAKASAM DISTRICT-523305

...PETITIONER

AND

1. THE STATE OF ANDHRA PRADESH, PRINCIPAL SECRETARY, REVENUE DEPARTMENT, SECRETARIAT BUILDINGS, VELGAPUDI, AMARAVATHI, GUNTUR DISTRICT-522237.
2. THE COMMISSIONER AND INSPECTOR GENERAL OF REGISTRATION AND STAMPS, GOVT. OF ANDHRA PRADESH, REGISTRATION BHAVAN, GOLLAPUDI, VIJAYAWADA, KRISHNA DISTRICT-520001
3. THE DISTRICT REGISTRAR, ONGOLE, PRAKASAM DISTRICT-523001
4. THE SUB REGISTRAR, DARSI, PRAKASAM DISTRICT-523247

...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 toissue a Writ order or direction, more particularly one in the nature of Writ of Mandamus declaring the proceedings of the 2nd respondent in Draft Memo No.G2/19134/2011 dt.01.12.2011 as illegal, without jurisdiction and Unconstitutional and to issue consequential direction to the 4' respondent

to receive and register the documents that may be presented by the petitioner for registration in respect of house site of an extent of 277.5 sq.yds. situated in S.No.207/2 of Badapuram village, Donakonda village panchayat, Donakonda Mandal, Prakasam District and another house property with Door No.10-169 in an extent of 242 sq.yds. of site situated in S.No.207/2 of Badapuram village, Donakonda village panchayat, Donakonda Mandal, Prakasam District, without reference to the memo of the 2 nd respondent bearing No.G2/19134/2011 dt.01.12.2011

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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 4th respondent to receive and register the documents that may be presented by the petitioner for registration in respect of house site of an extent of 277.5 sq.yds. situated in S.No.207/2 of Badapuram village, Donakonda village panchayat, Donakonda Mandal, Prakasam District and another house property with Door No.10-169 in an extent of 242 sq.yds. of site situated in S.No.207/2 of Badapuram village, Donakonda village panchayat, Donakonda Mandal, Prakasam District, without reference to the memo of the 2nd respondent bearing No.G2/19134/2011 dt.01.12.2011, pending disposal of main writ petition

Counsel for the Petitioner:

1. HABIBULLA SHAIK

Counsel for the Respondent(S):

1. GP FOR REVENUE
2. GP FOR REGISTRATION AND STAMPS

The Court made the following Order:

Heard Sri Habibulla Shaik, learned counsel for the petitioner, and Sri Chandrasekhar, learned Assistant Government Pleader for Stamps and Registration, appearing for the respondents.

2. The petitioner claims right and title in respect of the land admeasuring 277.5 square yards situated in R.S.No.207/2, Badapuram Village, Donakonda Village Panchayat, Donakonda Mandal, Prakasam District by virtue of a

registered settlement deed, dated 29.09.2026. The petitioner purchased a plot admeasuring 278 square yards in R.S.No.71, Obbapuram Village, under a registered sale deed dated 12.03.2001 (Ex.P4). The petitioner intends to sell the property vide Exs.P1 & P2. However, the 4th respondent, the Registering Authority, is not entertaining the registration due to a Memo bearing No. G2/19134/2011, dated 01.12.2011. Hence, the present Writ Petition is filed.

3. Learned counsel for the petitioner and learned Assistant Government Pleader for Stamps and Registration would submit that the memo impugned is the subject matter of the order passed in W.P.No.1981 of 2020.

4. A copy of the order of the aforesaid writ petition is filed along with the writ petition.

5. In W.P.No.1981 of 2020, learned Single Judge of this Court concluded that the Memo No.G2/19134/2011 dated 01.12.2011 is contrary to law declared by two Division Bench judgments in ***P. Narasimha Reddy v. Sub-Registrar, Shameerpeta Mandal, Ranga Reddy District***[1] and ***S. Nagi Reddy v. Joint Sub-Registrar, Tirupati***[2]. The impugned memo is also contrary to the Division Bench judgment and to the judgments of the learned Single Judge in W.P.No.10721 of 2016 dated 01.04.2016 and W.P.No.34689 of 2012 dated 12.12.2012. Eventually, the Memo was set aside, and the 4th respondent therein was directed to receive and register the document.

6. In view of the judgment, this Writ Petition is disposed of in terms of the judgment held in W.P.No.1981 of 2020 by setting aside the Memo impugned vide No.G2/19134/2011 dated 01.12.2011, directing the 4th respondent to receive and process the document submitted by the petitioner subject to complying with the provisions of the Indian Stamp Act, 1899 and the Registration Act, 1908.

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[1] 2005 (2) ALT 807
[2] 1999 (4) ALT 556

7. Registry is directed to annex a copy of the order passed in W.P.No.1981 of 2020 along with this writ petition.

There shall be no order as to costs.

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

JUSTICE SUBBA REDDY SATTI

Date: 28.10.2026
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