APHC010574152026

IN THE HIGH COURT OF ANDHRA PRADESH
AT AMARAVATI [3327]
(Special Original Jurisdiction)

FRIDAY, THE 30th DAY OF OCTOBER 2026

PRESENT

THE HONOURABLE SRI JUSTICE K SREENIVASA REDDY

WRIT PETITION NO: 31597/2026

Between:

SRI K. V. CHOWDARY,, S/O SRI SUBBA RAO, AGED ABOUT 62 YEARS, OCC. BUSINESS, R/O D.NO. 4-62-2, LAWSON'S BAY COLONY, VISAKHAPATNAM, ANDHRA PRADESH.

...PETITIONER

AND

1. THE STATE OF ANDHRA PRADESH, REPRESENTED BY ITS PRINCIPAL SECRETARY, REVENUE (REGISTRATION AND STAMPS) DEPARTMENT, SECRETARIAT, VELAGAPUDI, AMARAVATI, ANDHRA PRADESH,522237.
2. THE COMMISSIONER AND INSPECTOR GENERAL OF REGISTRATION AND STAMPS, V SQUARE BUILDING, KSR PARK ROAD, WARD NO. 2, TADEPALLI, GUNTUR DISTRICT -522501.
3. THE DISTRICT REGISTRAR, VISAKHAPATNAM DISTRICT,530001.
4. THE SUBREGISTRAR, MADHURAWADA, VISAKHAPATNAM DISTRICT,530041

...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 appropriate writ, order or

direction, more particularly one in the nature of a WRIT OF MANDAMUS, directing the 4th respondent, the Sub-Registrar, Madhurawada, Visakhapatnam District, to receive and process the sale deed proposed to be executed by Sri Mutchi Ramu and five others in favour of the petitioner, in respect of land admeasuring Ac. 1.07 cents out of the total extent of Ac. 3.12 cents belonging to the petitioner in Survey No. 155/3, situated at Paradesipalem Village, Visakhapatnam District, in accordance with the provisions of the Registration Act, 1908, and the applicable Andhra Pradesh Registration Rules, subject to fulfilment of the prescribed statutory requirements, and consequently direct the 4th respondent not to refuse to receive or process the said document solely on the ground of absence of an entry in the Webland system, unless such refusal is warranted under an applicable statutory provision, rule or lawful direction

IA NO: 1 OF 2026

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 4th respondent, the Sub-Registrar, Madhurawada, Visakhapatnam District, to act upon the challans bearing CFMS Transaction ID Nos. 10040215952026, dated 07-06-2026, and 10040235402354026, dated 07-06-2026, and Challan No. 11070171632026, presently pending before him in connection with the proposed registration of the sale deed in favour of the petitioner in respect of land admeasuring Ac. 1.07 cents out of the total extent of Ac. 3.12 cents belonging to the petitioner in Survey No. 155/3, situated at Paradesipalem Village, Visakhapatnam District, and take consequential action in accordance with the Registration Act, 1908, and the applicable rules

Counsel for the Petitioner:

1. MEGHANA DULLA

Counsel for the Respondent(S):

1. GP FOR REGISTRATION AND STAMPS

The Court made the following:

THE HONOURABLE SRI JUSTICE K.SREENIVASA REDDY

WRIT PETITION NO: 31597 OF 2026

ORDER:

This Writ Petition is filed, under Article 226 of the Constitution of India, seeking the following relief:

> *"to issue an appropriate writ, order or direction, more particularly one in the nature of a WRIT OF MANDAMUS, directing the 4th respondent, the Sub-Registrar, Madhurawada, Visakhapatnam District, to receive and process the sale deed proposed to be executed by Sri Mutchi Ramu and five others in favour of the petitioner, in respect of land admeasuring Ac. 1.07 cents out of the total extent of Ac. 3.12 cents belonging to the petitioner in Survey No. 155/3, situated at Paradesipalem Village, Visakhapatnam District, in accordance with the provisions of the Registration Act, 1908, and the applicable Andhra Pradesh Registration Rules, subject to fulfillment of the prescribed statutory requirements, and consequently direct the 4th respondent not to refuse toreceive and process the said document solely on the ground of absence of an entry in the Webland system, unless such refusal is warranted under an applicable statutory provision, rule or lawful direction"*

2. It is the case of the petitioner that one Mutchi Ramu and five others are the owners of subject land admeasuring Ac.3.12 cents in survey No.155/3 situated in Paradesipalem village, Visakhapatnam

district, and their names were recorded in relevant revenue records such as SFA, FMB and IFR; that out of the said land, they intended to sell an extent of Ac.1.07 cents of land to the petitioner and accordingly a sale deed was prepared.

It is further stated that pursuant to a property valuation certificate dated 16.2.2026 issued by 4th respondent-Sub Registrar, the petitioner paid substantial amounts through CFMC challan towards stamp duty, registration charges, etc. It is further stated that pursuant to an application made under the Right to Information Act, 2005, 4th respondent furnished information vide letter dated 16.3.2026 clearly stating that survey No.155/3 is not included in the prohibited property register maintained with reference to Section 22A of the Registration Act, 1908.

It is further stated when the parties approached 4th respondent-Sub Registrar for registration of the document, the petitioner was orally informed that the document could not be registered on the ground that the subject property or its particulars were not reflected in Webland system.

Learned counsel for the petitioner submits that it is the bounden duty of the Sub Registrar to receive and register the document as per the procedure contemplated under Section 35 of the Registration Act, 1908. He submits that no specific statutory provision, applicable Rule, Notification or Order prohibiting registration of the subject property has been communicated to the owner and there is no legal basis for declining registration. Aggrieved by the same, the present Writ Petition is filed.

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

4. During the course of hearing, the learned counsel for the petitioner reiterated the facts mentioned in the writ affidavit, and without touching the merits of the case, requested to give a direction to the respondents to receive and process the document presented by the petitioner for registration. Learned Assistant Government Pleader has readily agreed to receive and process the document presented by the petitioner, subject to Section 71 of the Registration Act, 1908.

5. It is relevant to refer to Section 71 of the Registration Act, 1908, which reads as follows:

> *"(1) Every Sub-Registrar refusing to register a document, except on the ground that the property to which it relates is not situate within his sub-district, shall make an order of refusal and record his 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 facts and circumstances of the case, the Writ Petition is disposed of, directing the petitioner to present the document and 4th respondent is directed to receive and process the document as and when presented by the petitioner. In case, the instrument presented cannot be registered, the respondents shall pass appropriate orders as required under Section 71 of the Registration Act, 1908, as it is appeallable under Section 72 of the Registration Act, 1908.

7. With the above direction, the Writ Petition is disposed of. There shall be no order as to costs of the Writ Petition.

As a sequel, interlocutory applications pending if any, shall stand closed.

K.SREENIVASA REDDY, J

Date: 30.10.2026.
DRNR

THE HONOURABLE SRI JUSTICE K.SREENIVASA REDDY

WRIT PETITION NO.31597/2026

DATE: 30.10.2026

DRNR