APHC010576222026

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

MONDAY, THE 2nd DAY OF NOVEMBER 2026

PRESENT

THE HONOURABLE SRI JUSTICE SUBBA REDDY SATTI

WRIT PETITION NO: 31762/2026

Between:

1. BUDALA JOHN VANDER MAN,, S/O. BENGIMEN FRANKILIN, AGED ABOUT 63 YEARS, RIO. D.NO.33-055-598, 1ST LINE, SRINAGAR COLONY, KURNOOL ROAD, ONGOLE TOWN, PRAKASAM DISTRICT-523002.

...PETITIONER

AND

1. THE STATE OF ANDHRA PRADESH, REP., BY ITS PRINCIPAL SECRETARY, REVENUE DEPARTMENT, SECRETARIAT BUILDINGS, VELAGAPUDI, AMARAVATHI, GUNTUR DISTRICT-522238.
2. THE COMMISSIONER AND INSPECTOR GENERAL OF REGISTRATION AND STAMPS, STATE OF ANDHRA PRADESH, TADEPALLI, GUNTUR DISTRICT-522501.
3. THE DISTRICT REGISTRAR, REGISTRATION AND STAMPS, NARASARAOPET, PALNADU DISTRICT-522601.
4. THE SUB REGISTRAR, VINUKONDA, PALNADU DISTRICT-522647.

...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 a writ, order or direction more particularly one in the nature of Writ of Mandamus declaring the impugned Draft Memo No.G2/19134/2011, Dt.01.12.2011 of the 2nd respondent, as illegal, unconstitutional, contrary to the provisions of the Registration Act, 1908 and set aside the aforesaid

impugned Memo, and issue a consequential direction to the 4th respondent to register the petitioner documents for the house site property in Sy.No.395, plot no.19, D.No.30-707, admeasuring 242 square yards situated in Vinukonda Town and Mandal, Guntur District without reference to the Draft Memo No.G2/19134/2011, Dt.01.12.2011 of the 2nd respondent,

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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 to direct the 4th respondent to register the documents sought to be presented by the petitioner in respect of the house site property inSy.No.395, plot no.19, D.No.30-707, admeasuring 242 square yards situated in Vinukonda Town & Mandal, Guntur District by suspending Draft Memo No.G2/19134/2011, Dt.01.12.2011 of the 2nd respondent., pending disposal of the above Writ Petition

Counsel for the Petitioner:

1. G VENKATA REDDY

Counsel for the Respondent(S):

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

The Court made the following order:

Heard Sri G.Venkata Reddy, learned counsel for the petitioner, and Sri Divya Teja, learned Assistant Government Pleader for Revenue & Stamps and Registration for respondents 1 to 4.

2. The above writ petition is filed to declare the proceedings of the 2nd respondent in draft Memo No.G2/19134/2011 dated 01.12.2011 as illegal, arbitrary and contrary to the provisions of the Registration Act, 1908.

3. In the affidavit, it was contended, *inter alia*, that the petitioner is the absolute owner of the house site property in Sy.No.395, Plot No.19, D.No.30-707 of Vinukonda Town and Mandal, Guntur District. The petitioner intended to alienate the property; however, the 4th respondent is not entertaining the document by virtue of the memo impugned in the writ petition.

4. 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.

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

6. 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 and another judgment 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.

7. 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. There shall be no order as to costs.

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

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

JUSTICE SUBBA REDDY SATTI

Date: 02.11.2026
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[1] 2005(2) ALT 807
[2] 1999 (4) ALT 556

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