APHC010606032026

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

TUESDAY, THE 17th DAY OF NOVEMBER 2026

**PRESENT**

**THE HONOURABLE SRI JUSTICE SUBBA REDDY SATTI**

**WRIT PETITION NO: 33133/2026**

**Between:**

1. SYED SIRAJ AHAMED, S/O SYED ABDUL AJEEZ, AGED ABOUT 71 YEARS, OCC DAILY WAGE WORKER, R/O D.NO.12-6-4, KANDUKUR MUNICIPALITY, SPSR NELLORE DISTRICT, ANDHRA PRADESH.

**...PETITIONER**

**AND**

1. STATE OF ANDHRA PRADESH, REPRESENTED BY ITS PRINCIPAL SECRETARY, REVENUE (REGISTRATION AND STAMPS) DEPARTMENT, SECRETARIAT, VELAGAPUDI, GUNTUR DISTRICT, ANDHRA PRADESH.522238
2. THE COMMISSIONER AND INSPECTOR GENERAL, REGISTRATION AND STAMPS DEPARTMENT, GOVERNMENT OF ANDHRA PRADESH V SQUARE BUILDING KSR PARK ROAD, WARD NO.2 TADEPALLI, GUNTUR DISTRICT ANDHRA PRADESH- 522501
3. THE DISTRICT COLLECTOR, SPSR NELLORE DISTRICT, NELLORE, ANDHRA PRADESH.524001
4. THE REVENUE DIVISIONAL OFFICER, KANDUKUR REVENUE DIVISION, SPSR NELLORE DISTRICT, ANDHRA PRADESH.524001
5. THE TAHSILDAR, KANDUKUR MANDAL, SPSR NELLORE DISTRICT, ANDHRA PRADESH.524001
6. THE DISTRICT REGISTRAR, NELLORE DISTRICT, SPSR NELLORE DISTRICT,ANDHRA PRADESH.524001
7. THE SUBREGISTRAR, SUB-REGISTRAR OFFICE, KANDUKUR,

SPSR NELLORE DISTRICT, ANDHRA PRADESH.524001

**...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 Writ of Mandamus, declaring the action and inaction of the Respondents, more particularly the 7thRespondent, in refusing and failing to receive, admit to registration and process the sale deed dated 27-08-2026 executed by the Petitioner in favour of Sri Kotha Narendra Kumar in respect of an extent of 72 square yards equivalent to 648 square feet, forming part of the Petitioner's property covered by registered Settlement Deed No.1137/2000 dated 11-08-2000, situated at Kandukur Town and Municipality, corresponding to Sy.No.865/1 A1A2A1 and Door No.12-6-26, merely on the ground that the larger survey number is classified as Grama Kantam without identifying the Petitioner's specific property with any legally notified prohibited extent and without passing an order as mandated under Section 71 of the Registration Act, 1908, as illegal, arbitrary, without jurisdiction, contrary to the Registration Act, 1908, violative of Articles 14 and 300-A of the Constitution of India and principles of natural justice, and consequently direct the 7th Respondent to register the aforesaid sale deed in accordance with the Registration Act, 1908 and the Indian Stamp and pass

**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 7thRespondent to receive and accept presentation of the sale deed dated 27-08-2026 executed by the Petitioner in favour of Sri Kotha Narendra Kumar in respect of the subject extent of 72 square yards / 648 square feet situated in Sy.No.865/1A1A2A1, Kandukur Town and Municipality, assign an appropriate pending document number thereto and preserve the presentation of the document for the purposes of the Registration Act, without rejecting or declining to receive the same, pending disposal of the writ petition and pass

**Counsel for the Petitioner:**

1. SRI VIJAY MATHUKUMILLI

**Counsel for the Respondent(S):**

1. GP FOR REVENUE

2. GP FOR REGISTRATION AND STAMPS

**The Court made the following order:**

Heard Ms. Gandham Kusumapapa, learned counsel for the petitioner, and Sri Divya Teja, learned Assistant Government Pleader for Revenue and Stamps and Registration for respondents 1 to 7.

2. The above writ petition is filed to declare the inaction of the 7th respondent in receiving and processing the sale deed dated 27.08.2026 (Ex.P2), executed by the petitioner in favour of Sri Kotha Narendra Kumar, in respect of plot admeasuring 72 Square Yards in Sy.No.865/1A1A2A1 of Kandukur Town and Municipality, SPSR Nellore District, as illegal and arbitrary.

3. Learned counsel for the petitioner submits that the petitioner got a plot admeasuring 72 Square Yards in Sy.No.865/1A1A2A1 of Kandukur Town through a Registered Settlement Deed, bearing Document No.1137/2000 dated 11.08.2000 (Ex.P1). Subsequently, the petitioner intended to alienate the property and, accordingly, executed the sale deed dated 27.08.2026 (Ex.P2) in favour of Sri Kotha Narendra Kumar and presented it before the 7th respondent for registration. The 7th respondent neither received nor processed the said document.

4. Learned Assistant Government Pleader for Revenue and Stamps and Registration would submit that the 7th respondent will receive and process the sale deed dated 27.08.2026 (Ex.P2), strictly by following the procedure envisaged in the Registration Act, 1908.

5. Whenever a document is presented for registration, the registering authority shall receive and process the document if the document is otherwise in order. If the registering authority is restrained by any proceedings from registering the document, the authority must assign reasons under Section 71 of the Registration Act, 1908. The registering authority cannot refuse to

receive the document and process the same if the document is otherwise in order.

6. Given the facts and circumstances of the case, without going into the merits of the matter, and with the consent of learned counsel appearing on either side, the Writ Petition is disposed of at the stage of admission, directing the 7th respondent to receive and process the sale deed dated 27.08.2026 (Ex.P2), if the document is otherwise in order, subject to compliance with the provisions of the Registration Act, 1908 and the Indian Stamp Act, 1899. There shall be no order as to costs.

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

**JUSTICE SUBBA REDDY SATTI**

Date: 17.11.2026
SNI

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**THE HONOURABLE SRI JUSTICE SUBBA REDDY SATTI**

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