

**IN THE HIGH COURT FOR THE STATE OF TELANGANA
AT HYDERABAD
(Special Original Jurisdiction)**

**TUESDAY, THE TWENTY FOURTH DAY OF FEBRUARY
TWO THOUSAND AND TWENTY SIX**

PRESENT

THE HONOURABLE SRI JUSTICE PULLA KARTHIK

WRIT PETITION NO: 5640 OF 2026

Between:

Sri. Pamarthi Revathinath, S/o. Sri.Sudarsan Sarma, about 68 Years, Occ
Business, R/o. H. No. 116/3, Chikkadapally, Hyderabad-500 020.

...PETITIONER

AND

1. The State of Telangana, Rep. by its Principal Secretary, Revenue and
Stamps, Registration Department, Secretariat, Hyderabad.
2. The District Registrar, Medchal Malkajgiri District.
3. The Sub Registrar, Malkajgiri, Medchal Malkajgiri District.
4. The Telangana State Wakf Board, Rep. by its Chairman. Having office at
Nampally, Hyderabad

...RESPONDENTS

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 to declare the action of the respondents particularly the
Respondent No. 3 i.e., Sub Registrar Malkajgiri in refusing to receive, process,
register and release the sale deed in respect of the Residential House bearing
No. 30-647/47/A on Plot No. 47/A, in Survey No. 466. admeasuring 193.50. Sq.
Yrds. or 161.76 Sq. mtrs., with a Plinth area of 200.00 Sq. feet situated at Old
Safilguda Within the limits of Under GHMC Malkajgiri Circle and Mandal, Medchal
Malkajgiri District, Telangana State as illegal, arbitrary, against the provisions of
registration act and contrary to the rights guaranteed under 300A of Constitutional
of India and consequently direct the Respondent No. 3 to entertain the
registration of the Sale deed, to receive, process, register and release the sale

deed presented by the Petitioners without insisting no-objection certificate (NOC) from the Respondent No. 4.

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 Respondent No. 3 to receive, process, register and release the sale deed in respect of the Residential House bearing No. 30-647/47/A on Plot No. 47/A, in Survey No. 466. admeasuring 193.50. Sq. Yrds. or 161.76 Sq. mtrs., with a Plinth area of 200.00 Sq. feet situated at Old Safilguda Within the limits of Under GHMC Malkajgiri Circle and Mandal, Medchal Malkajgiri District, Telangana State.

Counsel for the Petitioner: SRI GUNNAPU DIVYA LAHARI

Counsel for the Respondent Nos.1 to 3: GP FOR STAMPS & REGISTRATION

Counsel for the Respondent No.4: SRI FARHAN AZAM KHAN, SC FOR WAKF BOARD

The Court made the following: ORDER

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IN THE HIGH COURT FOR THE STATE OF TELANGANA
AT HYDERABAD

THE HON'BLE SRI JUSTICE PULLA KARTHIK

WRIT PETITION No.5640 OF 2026

24th FEBRUARY, 2026.

Between:

Pamarthi Revathinath.

...Petitioner

AND

The State of Telangana,
Rep. by its Principal Secretary
Revenue, Stamps and Registration Department,
Secretariat, Hyderabad and 3 others.

... Respondents

ORDER :

With the consent of both the parties, this Writ Petition is taken up for disposal at the admission stage itself.

2. Heard Ms. G. Divya Lahar, learned counsel for the petitioner; learned Government Pleader for Stamps and Registration for respondent Nos.1 to 3; and Mr.Farhan Azam Khan, learned Standing Counsel for Telangana State Waqf Board, for respondent No.4.

3. Aggrieved by the action of respondent No.3 in refusing to receive, register and release the Sale Deed presented by the

petitioner in respect of subject property i.e., Residential House bearing No.30-647/47/A on Plot No.47/A, in Survey No.466, admeasuring 193.50 sq. yards (or 161.76 Sq. mtrs.), situated at Old Safilguda, within the limits of GHMC, Malkajgiri Circle and Mandal, Medchal-Malkajgiri District, the petitioner filed the present Writ Petition.

4. Learned Government Pleader submits that the official respondents will follow the procedure contemplated under Section 71 of the Registration Act, 1908.

5. Section 71 of the Registration Act, 1908 reads as follows:

Reasons for refusal to register to be recorded.—

- (1) Every Sub-Registrar refusing to register a document, except on the ground that the property to which it relates is not situated within his sub-district shall make an order of refusal and recorded 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 above submissions coupled with the provision under Section 71 of the Registration Act, 1908, this Writ Petition is disposed of directing the Registering Authority to receive and process the document sought to be presented by the petitioner in respect of the subject property, subject to the petitioner complying with the provisions of the Registration Act, 1908 as well as the Indian Stamp Act, 1899. It will be open to the Registering Authority to refuse the document presented before him, if he has any objection, duly assigning reasons in support of such decision and communicate the said decision to the petitioner. It is made clear that this Court has not expressed any opinion on merits of the case as to the entitlement of the petitioner to get the subject document registered.

Miscellaneous petitions, if any, pending shall stand closed. There shall be no order as to costs.

//TRUE COPY//

SD/-P. PONNA KRISHNA
ASSISTANT REGISTRAR

SECTION OFFICER

To,

1. The Principal Secretary, Revenue and Stamps, Registration Department, Secretariat, Hyderabad.

2. The District Registrar, Medchal Malkajgiri District.
3. The Sub Registrar, Malkajgiri, Medchal Malkajgiri District.
4. The Chairman, Telangana State Wakf Board, Having office at Nampally, Hyderabad
5. One CC to SRI GUNNAPU DIVYA LAHARI, Advocate [OPUC]
6. Two CCs to GP FOR STAMPS & REGISTRATION, High Court for the State of Telangana at Hyderabad . [OUT]
7. One CC to SRI FARHAN AZAM KHAN, SC FOR WAKF BOARD [OPUC]
8. Two CD Copies

PMK

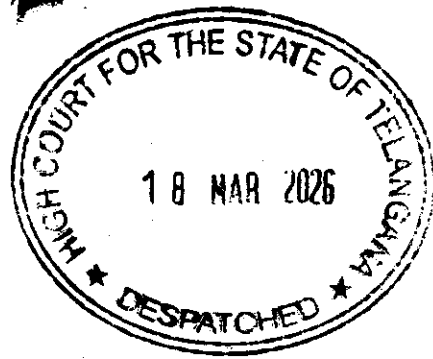
[Handwritten signature]

HIGH COURT

DATED:24/02/2026

ORDER

WP.No.5640 of 2026



DISPOSING OF THE WRIT PETITION

WITHOUT COSTS

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lpr
18/3/26