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

THURSDAY, THE FIRST DAY OF OCTOBER
TWO THOUSAND AND TWENTY SIX

PRESENT

THE HONOURABLE SRI JUSTICE PULLA KARTHIK

WRIT PETITION NO: 33144 OF 2026

Between:

1. Smt. S K Hyma Choudhary, W/o. S K Srinivas Rao Aged 71 years Occ Housewife R/o. H.No.6-2-966/8 SM Enclave Hills Colony Khairtabad Hyderabad
2. Dugga Sharath Kumar Reddy, S/o. Ravindra Prasada Reddy Aged 30 years Occ Software Engineer R/o. H.No.5-12-118-31B Reddy Colony KV Road Giddalur Prakasam District.

...PETITIONERS

AND

1. The State of Telangana, Represented by its Principal Secretary Revenue (Stamps Registration) Department Secretariat Buildings. At BRKR Bhavan Hyderabad.
2. The District Registrar, Ranga Reddy District
3. The Sub-Registrar, Ranga Reddy R.O. Ranga Reddy District.
4. The Commissioner and Inspector General Registration and Stamps, Telangana 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 an Order Direction or Writ more particularly a Writ of Mandamus declaring the action of the respondent no.3 in not receiving processing registering and releasing the Sale Deed Dt. 26.09.2026 in respect of the property i.e Plot No.2 admeasuring 400 Sq. Yds in Sy. No. 91 situated at Gachibowli Village under GHMC Serilingampally IVlandal Ranga Reddy District as illegal improper unjust. arbitrary

without jurisdiction and being violative of Art.14 21 and 300A of the Constitution of India and consequently direct the Respondent No.3 to receive process register and release the document i.e. Sale Deed Dt. 26.09.2026 in respect of the property i.e Plot No 2 admeasuring 400 Sq. Yds in Sy. No. 91 situated at Gachibowli Village under GHMC Serilingampally Mandal Ranga Reddy District

I.A. 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 document i.e. Sale Deed Dt. 26.09.2026 in respect of the property i.e Plot No.2 admeasuring 400 Sq. Yds in Sy. No. 91 situated at Gachibowli Village under GHMC Serilingampally Mandal Ranga Reddy District in accordance with law pending disposal of the above writ petition

Counsel for the Petitioners: SRI V. YADU KRISHNA SAINATH

Counsel for the Respondents: Ms. S. SRAVANTHI, AGP FOR STAMPS AND REGISTRATION

The Court made the following: ORDER

IN THE HIGH COURT FOR THE STATE OF TELANGANA AT HYDERABAD

THE HON'BLE SRI JUSTICE PULLA KARTHIK

WRIT PETITION No.33144 OF 2026

CNR No. HBHC010680452026

1ST OCTOBER, 2026.

Between:

Smt.S.K.Hyma Choudhary & another.

...Petitioners

AND

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

... Respondents

O R D E R :

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

2. This writ petition is filed declaring the action of the respondent No.3 in not receiving, processing, registering and releasing the Sale Deed dated 26.09.2026 in respect of the property i.e., Plot No.2 admeasuring 400 Sq.Yds in Sy.No.91 situated at Gachibowli Village under GHMC Serilingampally Mandal, Ranga Reddy District as arbitrary and illegal.

3. Heard Sri V.Yadu Krishna Sainath, learned counsel for the petitioner and Ms.S.Sravanthi, learned Assistant Government Pleader appearing for the respondents and perused the record.

4. During the course of arguments, learned counsel for the petitioners has confined his prayer and submits that respondent No.3 is refusing to register the document presented by the petitioners in respect of subject property. Therefore, the learned counsel prays this Court to issue suitable directions to the respondents.

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

6. 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.

7. 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 documents sought to be presented by the petitioners in respect of the subject property, subject to the petitioners 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 documents presented before him, if he has any objection, duly assigning reasons in support of such decision and communicate the said decision to the petitioners. It is made clear that this Court has not expressed any opinion on merits of the case as to the entitlement of the petitioners to get the subject documents registered.

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

SD/- A.H.S.GOWRI SHANKAR
ASSISTANT REGISTRAR

//TRUE COPY//

SECTION OFFICER

To,

1. The Principal Secretary Revenue (Stamps Registration) Department Secretariat Buildings. At BRKR Bhavan State of Telangana, Hyderabad.
2. The District Registrar, Ranga Reddy District
3. The Sub-Registrar, Ranga Reddy R.O. Ranga Reddy District.
4. The Commissioner and Inspector General Registration and Stamps, Telangana Hyderabad
5. One CC to SRI V. YADU KRISHNA SAINATH, Advocate [OPUC]
6. Two CCs to GP FOR STAMPS AND REGISTRATION, High Court for the State of Telangana, at Hyderabad [OUT]
7. Two CD Copies

PVL

TKS

R.R

HIGH COURT

CC-TODAY

DATED: 01/10/2026



ORDER

WP.No.33144 of 2026

DISPOSING OF THE WRIT PETITION

WITHOUT COSTS

10 Copies

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R.R