**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: 33141 OF 2026**

**Between:**

1. Sri Annapureddy Bhaskar Reddy, S/o: Sri Annapureddy Narayana Reddy, Aged about 41 Years, Occ. Business, R/o H.No.4-3, Kismathpur Village, Gandipet Mandal, Ranga Reddy District.
2. Sri Annapureddy Anil Reddy, S/o: Sri Annapureddy Keshava Reddy, Aged about 44 Years, Occ. Software Engineer, R/o Villa No. 25, Door No. 4-59/8/25, Giridhari Villa Onyx, Kismathpur Village, Gandipet Mandal, Ranga Reddy District.
3. Areypally Jaipal Reddy, S/o: Late Sri Narayana Reddy, Aged about 58 Years, Occ. Business, R/o H.No.8-4-544/59/6, Erragadda, Natraj nagar, Hyderabad.
4. Puchala Padmanabha Reddy, S/o: Puchala Shekar Reddy, Aged about 56 Years, Occ. Business, R/o H.No.4-91/2A, Plot No. 60, Laxminagar colony, Hydershakote Village, Gandipet Mandal, Ranga Reddy District.
5. Padigepati Venkateswar Reddy, S/o: Venkat Reddy, Aged about 63 Years, Occ. Business, R/o H.No.4-5-148/A/2/3, Attapur Village, Rajendranagar, Ranga Reddy District.
6. Puram Srinivasulu, S/o: Puram Thirupathaiah, Aged about 52 Years, Occ. Business, R/o H.No 6-28 N/P, Srinivas nagar colony, Hydershakote Village, Gandipet Mandal, Ranga Reddy District.
7. Puram Vamshi, S/o: Puram Srinivasulu, Aged about 24 Years, Occ. Business, R/o H.No 6-28 N/P, Srinivas nagar colony, Hydershakote Village, Gandipet Mandal, Ranga Reddy District.
8. Puchala Mamatha, W/o: Puchala Padmanabha Reddy, Aged about 49 Years, Occ. Housewife, R/o H.No 4-91/2A, Plot No. 60, Laxmi nagar colony, Hydershakote Village, Gandipet Mandal, Ranga Reddy District.
9. Thatha Seshagiri Rao, S/o Ranganadham, Aged about 44 Years, Occ. Business, R/o H.No 23-1-109, Gandhi Road, Ongole, Prakasam District.
10. CH. Venkata Ramana Naidu, S/o CH. Nagaiah, Aged about 77 Years, Occ. Business, R/o H.No 8-27, Chappidi Vandla Palli, Reddivari Palle, Cuddapah District.

11. Podamekala Shobhaani, W/o Podamekala Subrahmanyam, Aged about 45 Years, Occ. Housewife, R/o H.No 25-29/18/38, 2nd floor, Sri sai nagar colony, RC Puram, Beeramguda, Sanga Reddy.
12. Supriya Chilakapati, W/o Ch. Sekhara Babu, Aged about 31 Years, Occ. Housewife, R/o H.No 8-70, Madhura nagar colony, Rai Durgam, Golconda, Hyderabad.
13. V. Kranthi, W/o V. Praveen Kumar,Aged about 43 Years, Occ. Business, R/o Flat No. 104, Plot No's 5 and 6, Sri Venkateshwara colony, Saroornagar, Ranga Reddy District.
14. Kunchala Srinivas, S/o K. Narsimha, Aged about 54 Years, Occ. Business, R/o Plot No. A-39, Radha Realty, Kismathpur Village, Gandipet Mandal, Ranga Reddy District

**...PETITIONERS**

**AND**

1. The State of Telangana, Rep by its Principal Secretary, Stamps and Registration Department, Secretariat Building, Dr. B.R. Ambedkar Bhavan, Hyderabad.
2. The Commissioner, And Inspector General of Stamps and Registration, Mozam jahi Market Hyderabad.
3. The Sub-Registrar, Rajendra nagar Mandal, Rajendra nagar, Ranga Reddy District.

**...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 appropriate Writ, Order or Direction more particularly one in the nature of Writ of Mandamus, declare the action of the 3rd respondent in not receiving the documents for registration and release vide plot bearing No's. 4, 4A, 5, 6, 11, 14, 17/Part (Southern part), 25, 26, 27, 28, 32, 33, 38, 56, 57/Part (Northern Part), 57/Part (Southern Part) and 58 of the petitioners in Sy.No. 521,522,523 and 524 (521/1, 522/1, 523/1 and 524/1) situated at Budvel Vil lage, GHMC Rajendranagar Circle, Ranga Reddy District, which is illegal, arbitrary, contrary to the provisions of Registration Act-1908, Violation of Article 300-A of Constitution of India.

**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 the documents for registration and release vide plot

bearing No's. 4, 4A, 5, 6, 11, 14, 17/Part (Southern part), 25, 26, 27, 28, 32, 33, 38, 56, 57/Part (Northern Part), 57/Part (Southern Part) and 58 of the petitioners in Sy.No. 521,522,523 and 524 (521/1, 522/1, 523/1 and 524/1) situated at Budvel Village, GHMC Rajendranagar Circle, Ranga Reddy District.

**Counsel for the Petitioner: SRI PRAVEEN KUMAR VEERJALA**

**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.33141 OF 2026**

**CNR No. HBHC010681432026**

**1ST OCTOBER, 2026.**

**Between:**

Annapureddy Bhaskar Reddy & (13) others.

...Petitioners

**AND**

The State of Telangana,
Rep. by its Principal Secretary,
Stamps and Registration Department,
Secretariat, Hyderabad and (2) others.

... Respondents

**ORDER:**

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 of the 3rd respondent in not receiving the documents for registration and releasing in respect of plot bearing Nos.4, 4A, 5, 6, 11, 14, 17/Part (Southern part), 25, 26, 27, 28, 32, 33, 38, 56, 57/Part (Northern Part), 57/Part (Southern Part) and 58 of the petitioners in Sy.Nos.521, 522, 523 and 524, 521/1, 522/1, 523/1 and 524/1 situated at Budvel Village, GHMC

Rajendranagar Circle, Ranga Reddy District as arbitrary and illegal.

3. Heard Sri Praveen Kumar Veerjala, learned counsel for the petitioners 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, The State of Telangana, Stamps and Registration Department, Secretariat Building, Dr. B.R. Ambedkar Bhavan, Hyderabad.
2. The Commissioner, And Inspector General of Stamps and Registration, Mozam jahi Market Hyderabad.
3. The Sub-Registrar, Rajendra nagar Mandal, Rajendra nagar, Ranga Reddy District.
4. One CC to Sri Praveen Kumar Veerjala, Advocate [OPUC]
5. Two CCs to GP for Stamps And Registration, High Court for the State of Telangana, at Hyderabad [OUT]
6. Two CD Copies

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TKS

R.R

HIGH COURT CC TODAY

DATED: 01/10/2026




ORDER

WP.No.33141 of 2026

DISPOSING OF THE WRIT PETITION WITHOUT COSTS.

9 copes
5|10|26
R.R