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: 33186 OF 2026

Between:

A. Ramakrishna Reddy, S/o Late A. Prathap Reddy, Aged about 50 Years, Occ ; Business, R/o H.No.3-100, Kismathpur Village, Gandipet Mandal Ranga Reddy District.

.....PETITIONER

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.7, 8, 9, 10, 12, 13, 15, 16, 17/Part, 18, 19, 20, 21, 22, 23, 24, 29, 30, 31, 34, 35, 36, 37, 39, 40, 49, 50, 51, 52, 53, 54, 55, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68 and 69 of the petitioner 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 situated at Budvel Village, 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. 7, 8, 9, 10, 12, 13, 15, 16, 17/Part, 18, 19, 20, 21, 22, 23, 24, 29, 30, 31, 34, 35, 36, 37, 39, 40, 49, 50, 51, 52. 53, 54, 55, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68 and 69 of the petitioner 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 : AGP FOR STAMPS AND REGISTRATION

The Court at the stage of admission 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.33186 OF 2026

CNR No. HBHC010681452026

1ST OCTOBER, 2026.

Between:

A.Ramakrishna Reddy

...Petitioner

AND

The State of Telangana,
Rep. by its Principal Secretary,
Stamps and Registration Department,
Secretariat, Hyderabad and (2) 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 of the 3rd respondent in not receiving the documents for registration in respect of plot bearing Nos.7, 8, 9, 10, 12, 13, 15, 16, 17/Part, 18, 19, 20, 21, 22, 23, 24, 29, 30, 31, 34, 35, 36, 37, 39, 40, 49, 50, 51, 52, 53, 54, 55, 59, 60, 61, 62. 63, 64, 65, 66, 67, 68 and 69 of the petitioner 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 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 petitioner has confined his prayer and submits that respondent No.3 is refusing to register the document presented by the petitioner 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 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 documents 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 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, Stamps and Registration Department, Secretariat Building, Dr. B.R. Ambedkar Bhavan, State of Telangana at 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. Two CCs to GP FOR STAMPS AND REGISTRATION, High Court for the State of Telangana at Hyderabad. [OUT]
5. One CC to SRI PRAVEEN KUMAR VEERJALA, Advocate [OPUC]
6. Two CD Copies

SA

TKS

R.R

C.C. TODAY

HIGH COURT

DATED: 01/10/2026



ORDER

WP.No.33186 of 2026

DISPOSING OF THE W.P

AT THE STAGE OF ADMISSION

WITHOUT COSTS.

9 Copes

5/10/26

R-R