



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

**[3233]**

**TUESDAY, THE ELEVENTH DAY OF NOVEMBER  
TWO THOUSAND AND TWENTY FIVE**

**PRESENT**

**THE HONOURABLE SRI JUSTICE B KRISHNA MOHAN**

**WRIT PETITION NO: 3197/2022**

**Between:**

1.KOLA SATYANARAYANA, S/O VENKATESWARLU HINDU, AGED ABOUT 55 YEARS, OCC.BUSINESS R/O D.NO.5-165-A10, KOLAVARI STREET INDIRA NAGAR, MANGALAGIRI TOWN AND MANDAL GUNTUR DISTRICT, ANDHRA PRADESH-522 503 OF 2022

**...PETITIONER**

**AND**

1.THE STATE OF ANDHRA PRADESH, REP. BY ITS PRINCIPAL SECRETARY TO. GOVERNMENT REVENUE DEPARTMENT, A.P SECRETARIAT BUILDINGS AMARAVATI, VELAGAPUDI, GUNTUR DISTRICT -- ANDHRA PRADESH - 522 238

2.THE PRINCIPAL SECRETARY TO GOVERNMENT STAMPS AND REGISTRATION DEPARTMENT, A.P SECRETARIAT BUILDINGS, AMARAVATI VELAGAPUDI, GUNTUR DISTRICT ANDHRA PRADESH - 522 238

3.THE DISTRICT COLLECTOR, GUNTUR, GUNTUR DISTRICT ANDHRA PRADESH

4.THE REVENUE DIVISIONAL OFFICER, GUNTUR, GUNTUR DISTRICT ANDHRA PRADESH

5.THE TAHSILDAR, MANGALAGIRI MANDAL, GUNTUR DISTRICT ANDHRA PRADESH

6.THE SUBREGISTRAR, MANGALAGIRI, STAMPS AND REGISTRATION DEPARTMENT GUNTUR DISTRICT, ANDHRA

PRADESH

**...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 a Writ, Order or direction more particularly one in the nature of Writ of Mandamus declaring the action of the respondents in refusing to register the RCC building property bearing D.No.5-158/E, admeasuring 82.5 sq.yards situated in T.S No.232/2, Mangalagri Town, Guntur District pursuant to the Sale Certificate issued by the Hon'ble Senior Civil Judge, Mangalagri in E.P No.3 of 2018 in O.S No.92 of 2017, even after receiving the necessary fees, as arbitrary, illegal, violation of principles of natural justice and against the law settled by the Hon'ble Court of Andhra Pradesh in W.A.No.950 and 951 of 2007 and W.P No.172 of 2018 and consequently direct the respondents to register the RCC building property bearing D.No.5-158/E, admeasuring 82.5 sq.yards situated in T.S No.232/2, Mangalagri Town, Guntur District, in favour of the petitioner, pursuant to the Sale Certificate issued by the Hon'ble Senior Civil Judge, Mangalagri in E.P No.3 of 2018 in O.S No.92 of 2017 and to pass

**IA NO: 1 OF 2022**

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 6th respondent to receive the documents for registration pursuant to the challans made under CFMS Transaction Id No.30009290652019, and 30009302042019, dated 25-04-2019, and further process the same pending disposal of the above writ petition, and to pass

**Counsel for the Petitioner:**

1.VENKATESWARLU GADIPUDI

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

1.GP FOR REVENUE

2.GP FOR REGISTRATION AND STAMPS (AP)

**The Court made the following Order:**

Heard the learned counsel for the petitioner and the learned Assistant Government Pleader for the respondents.

2. This writ petition was filed questioning the action of the respondents in refusing to register the RCC building property bearing D.No.5-158/E, admeasuring 82.5 sq.yards situated in T.S No.232/2, Mangalagiri Town, Guntur District pursuant to the Sale Certificate issued by the learned Senior Civil Judge, Mangalagiri in E.P.No.3 of 2018 in O.S.No.92 of 2017, even after receiving the necessary fee.

3. The learned counsel for the petitioner submits that for the subject building, the sale certificate was issued by the learned Senior Civil Judge, Mangalagiri in E.P.No.3 of 2018 in O.S.No.92 of 2017 and even after paying the necessary fee, the 6<sup>th</sup> respondent refused to register the schedule property in his name on the ground that it is in prohibited list of properties.

4. He further submits that when the property was purchased through a sale certificate issued by the Civil Court, the 6<sup>th</sup> respondent cannot take such objection.

5. He also refers to the common order passed by this Court in W.P.Nos.172, 122 and 2113 of 2018 dated 21.01.2022.

6. On the other hand, the learned Assistant Government Pleader relying upon the counter affidavit of the 6<sup>th</sup> respondent submits that the 3<sup>rd</sup>

respondent *vide* his letter dated 08.02.2019 has furnished the list of prohibitory properties under Section 22-A of the Registration Act. As per the said list, the land in T.S. No.232-2 to an extent of Ac.2.50 cents of Mangalagiri, Guntur District is classified as Assigned Land. The petitioner has to apply for its deletion from the list or modification thereafter to the concerned authorities as provided in the guidelines.

7. In view of the above said facts and circumstances, the petitioner is permitted to submit an application to the 3<sup>rd</sup> respondent seeking deletion of the subject building property from the prohibited properties list, by enclosing all the necessary documents, in support of his claim within a period of four (04) weeks from the date of receipt of this order. On receipt of the same, the 3<sup>rd</sup> respondent shall consider and dispose of the application of the petitioner strictly in accordance with law, by hearing all the parties concerned, including the petitioner, giving due opportunity, upon verification of the records and the subject building, appropriate decision shall be taken on its own merits as expeditiously as possible preferably within a period of three (03) months thereafter. The petitioner is permitted to raise all the grounds both on facts and law before the said authority.

8. Accordingly, this Writ Petition is disposed of. Interim order if any deemed to have been vacated. There shall be no order as to costs.

As a sequel, Interlocutory Applications pending, if any, shall stand closed.

11.11.2025  
*PGT*

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**JUSTICE B. KRISHNA MOHAN**