APHC010071862026

IN THE HIGH COURT OF ANDHRA PRADESH
AT AMARAVATI **[3331]**
(Special Original Jurisdiction)

FRIDAY, THE THIRTEENTH DAY OF FEBRUARY
TWO THOUSAND AND TWENTY SIX

PRESENT

THE HONOURABLE SRI JUSTICE SUBBA REDDY SATTI

WRIT PETITION NO: 4137/2026

Between:

1. B ANJANAMMA, W/O B. CHINNA VENKATRAMUDU AGED ABOUT 59 YEARS, OCCUPATION AGRICULTURE RESIDENT OF SETTIPALLI VILLAGE, PENUKONDA MANDAL SRI SATHYA SAI DISTRICT, ANDHRA PRADESH 515 110.
2. SRI J. BALAKRISHNA, S/O NARASIMHAPPA AGED ABOUT 45 YEARS. OCCUPATION AGRICULTURE RESIDENT OF DOOR NO. 6-13, BACHANNAPALLI VILLAGE BACHANNAPALLI VILLAGE, GORANTIA MANDAL SRI SATHYA SAI DISTRICT, ANDHRA PRADESH 515 231.
3. SRI J. NAGARAJU,, S/O NARASIMHAPPA AGED ABOUT 44 YEARS. OCCUPATION AGRICULTURE RESIDENT OF DOOR NO. 1-106, BACHANNAPALLI VILLAGE GORANTIA MANDAL, SRI SATHYA SAI DISTRICT ANDHRA PRADESH 515 231.
4. SRI JASTI ANJINEYULU, S/O JASTI NARASIMHAPPA, AGED ABOUT 59 YEARS,OCCUPATION AGRICULTURE RESIDENT OF DOOR NO. 1-1612, BACHANNAPALLI VILLAGE GORANTLA MANDAL, SRI SATHYA SAI DISTRICT ANDHRA PRADESH 515 231.

...PETITIONER(S)

AND

1. THE STATE OF AP, REP. BY ITS PRINCIPAL SECRETARY REVENUE (REGISTRATION STAMPS) DEPARTMENT SECRETARIAT, VELAGAPUDI, AMARAVATI, ANDHRA PRADESH 522 237.
2. THE INSPECTOR GENERAL OF REGISTRATION AND STAMPS, GOVERNMENT OF ANDHRA PRADESH VIJAYAWADA, ANDHRA PRADESH - 520 001.
3. THE SUBREGISTRAR, SUB-REGISTRAR OFFICE, SRI SATHYA SAI

DISTRICT NDHRA PRADESH 515 134.

...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 an appropriate writ, order or direction, more particularly one in the nature of a Writ of Mandamus, declaring the action of the 3rd respondent in refusing to receive and register the sale deed dated .2026 presented by the petitioners as illegal, arbitrary and unconstitutional, and consequently direct the respondents to receive, register and release the said document in accordance with law and pass s

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 3rd respondent in refusing to receive and register the sale deed dated (04-02-2026 3rd respondent in refusing to receive and register the sale deed dated presented by the petitioners as illegal, arbitrary and unconstitutional, and consequently direct the respondents to receive, register and release the said document in accordance with law pending disposal of the writ petition and pass

Counsel for the Petitioner(S):

1. SALIKITI KARUNAKAR

Counsel for the Respondent(S):

1. GP FOR REGISTRATION AND STAMPS

The Court made the following:

:: ORDER ::

The grievance of the petitioners in the writ petition is that respondent No.3 is not receiving and registering the document dated 04.02.2026 executed by them in favour of one Sri B. Shaikshavali in respect of Ac.0.90 cents in Sy.No.213/1 situated at Battalapalli Revenue Village and Mandal, Sri Sathya Sai District, Andhra Pradesh.

2. Heard learned counsel for the petitioner and Sri G. Divya Theja, learned Assistant Government Pleader, appeared for the respondents.

3. Learned counsel for the petitioners would submit that the petitioners intend to alienate the aforementioned property to one Sri B. Shaikshavali and executed a document dated 04.02.2026 and thereafter, presented the same before respondent No.3. However, the respondent No.3 refused to receive the same.

4. Sri G. Divya Theja, learned Assistant Government Pleader, on instructions, would submit that respondent No.3 will follow the procedure mandated under the Registration Act, 1908, and the Rules made thereunder.

5. Whenever a document is presented, the registering authority shall receive and process the same, subject to the fulfilment of the provisions of the Registration Act, 1908 and the Indian Stamp Act, 1899. Unless a restraint order is passed by a competent Court or the property is included in the list of prohibited properties under Sec 22A of the Registration Act, the registering authority shall not refuse to register the document. In case of any impediment, the registering authority shall pass a refusal order under Section 71 of the Registration Act.

6. Given the facts and circumstances of the case, the Writ Petition is disposed of at the stage of admission with the consent of both the learned counsel, directing the respondent No.3 to receive the document dated 04.02.2026 presented by the petitioners in respect of Ac.0.90 cents in Sy.No.213/1 situated at Battalapalli Revenue Village and Mandal, Sri Sathya Sai District, Andhra Pradesh and process the same as per the provisions of the Registration Act. No order as to costs.

As a sequel, pending miscellaneous petitions, if any, shall stand closed.

JUSTICE SUBBA REDDY SATTI

Date: 13.02.2026
TVN

124

THE HON'BLE SRI JUSTICE SUBBA REDDY SATTI

WRIT PETITION No.4137 OF 2025

Date: 13.02.2026
TVN