



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



THURSDAY, THE TWENTY THIRD DAY OF OCTOBER
TWO THOUSAND AND TWENTY FIVE

PRESENT

THE HONOURABLE SRI JUSTICE TARLADA RAJASEKHAR RAO

WRIT PETITION NO: 28434 OF 2025

Between:

Sanamuri Rajaiah, S/o Subbaiah, aged 54 years, Resident of D.No.n/170-3,
Arundathiwada, Kodur Village and Post, Kodur Mandal, Annamayya District.

...Petitioner

AND

1. The State of Andhra Pradesh, Rep. by its Rep. by its Principal Secretary, (Revenue Department) Stamps and Registration Department, Secretariat, Velagapudi, At Amaravati.
2. The District Registrar, Royachoti, Annamayya District.
3. The Sub Registrar, Pullampet, Annamayya 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 a Writ or an order or direction, more particularly one in the nature of Writ of Mandamus declaring order of Refusal in proceedings No Refusal No.09/2025 dated 11.09.2025 issued by the 3rd respondent, thereby refusing to register document of Sale Deed dated 09.09.2025 and keeping the same as pending document vide P.No.12/2025 dated 09.09.2025, in respect of the property in survey No.1682 and 1689 site extent of 200 Sq.yds with tiled roofed House 640 Sq.ft of Koduru Village, Koduru Mandal of

Annamayya District, inspite of the same issue covered by repeated orders of this Hon'ble Court as illegal, irregular, irrational, violative of principles of natural justice, contrary to the provisions of the Registration Act, 1908 and rules framed there under and offends Article 14 and 21 of Constitution of India and consequently to direct the respondents 2 and 3 to register and release the said Sale Deed forthwith.

IA NO: 1 OF 2025

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 2 & 3 to register and release the Sale Deed Document P.No.12/2025 dated 09.09.2025 executed in favour of the 3rd petitioner, pending disposal of the above writ petition.

Counsel for the Petitioner: SRI BALAJI MEDAMALLI

Counsel for the Respondents No.1 to 3: GP FOR REGISTRATION AND STAMPS

The Court made the following order:



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

[3330]

THURSDAY, THE TWENTY THIRD DAY OF OCTOBER
TWO THOUSAND AND TWENTY FIVE

PRESENT
THE HONOURABLE SRI JUSTICE TARLADA RAJASEKHAR RAO

WRIT PETITION No.28434 of 2025

Between:

1.SANAMURI RAJAIAH,, S/O SUBBAIAH, AGED 54 YEARS.
RESIDENT OF D.NO.N/170-3, ARUNDATHIWADA, KODUR
VILLAGE AND POST. KODUR MANDAL ANNAMAYYA
DISTRICT.

...PETITIONER

AND

- 1.THE STATE OF ANDHRA PRADESH, REP. BY ITS REP. BY ITS
PRINCIPAL SECRETARY, (REVENUE DEPARTMENT)STAMPS
AND REGISTRATION DEPARTMENT, SECRETARIAT,
VELAGAPUDI, AT AMARAVATI.
- 2.THE DISTRICT REGISTRAR, ROYACHOTI, ANNAMAYYA
DISTRICT.
- 3.THE SUB REGISTRAR, PULLAMPET, ANNAMAYYA DISTRICT.

...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 or an order or direction, more particularly one in the nature of Writ of Mandamus declaring order of Refusal in proceedings No Refusal No.09/2025 dated 11.09.2025 issued by the 3rd respondent, thereby refusing to register document of Sale Deed dated 09.09.2025 and keeping the same as pending document vide P.No.12/2025 dated 09.09.2025, in respect of the property in survey No.1682 and 1689 site extent of 200 Sq.yds with tiled roofed House 640 Sq.ft of Koduru Village, Koduru Mandal of Annamayya District, inspite of the same issue covered by repeated orders of this Hon'ble Court as illegal, irregular, irrational, violative of principles of natural justice, contrary to the provisions of the

Registration Act, 1908 and rules framed there under and offends Article 14 and 21 of Constitution of India and consequently to direct the respondents 2 and 3 to register and release the said Sale Deed forthwith.

Counsel for the Petitioner:

1. BALAJI MEDAMALLI

Counsel for the Respondent(S):

1. GP FOR REGISTRATION AND STAMPS

The Court made the following:

ORDER:

The present Writ Petition is filed under Article 226 of the Constitution of India seeking the following relief:

“...to issue a Writ or an order or direction, more particularly one in the nature of Writ of Mandamus declaring order of Refusal in proceedings No Refusal No.09/2025 dated 11.09.2025 issued by the 3rd respondent, thereby refusing to register document of Sale Deed dated 09.09.2025 and keeping the same as pending document vide P.No.12/2025 dated 09.09.2025, in respect of the property in survey No.1682 and 1689 site extent of 200 Sq.yds with tiled roofed House 640 Sq.ft of Koduru Village, Koduru Mandal of Annamayya District, in spite of the same issue covered by repeated orders of this Hon'ble Court as illegal, irregular, irrational, violative of principles of natural justice, contrary to the provisions of the Registration Act, 1908 and rules framed there under and offends Article 14 and 21 of Constitution of India and consequently to direct the respondents 2 and 3 to register and release the said Sale Deed forthwith and pass such other order or orders”

2. Learned counsel for the petitioner would submit that the present issue is squarely covered by the order of this Court dated 11.03.2025 in W.P.No.6134 of 2025 and he would request to pass similar orders and extend the same relief to the present writ petitioner also.
3. Learned Assistant Government Pleader has vehemently opposed the said request of the learned counsel for the petitioner.
4. As seen from the contents of the affidavit filed in support of the present Writ Petition, the matter is squarely covered by the order of this Court dated 11.03.2025 in W.P.No.6134 of 2025.

5. Hence, this Court is inclined to dispose of the present Writ Petition in terms of the order of this Court dated 11.03.2025 in W.P.No.6134 of 2025 and for the reasons recorded therein.

6. Accordingly, the Writ Petition is disposed of. Office is directed to attach a copy of the order of this Court dated 11.03.2025 in W.P.No.6134 of 2025 to this order. There shall be no order as to costs.

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

Sd/- K. TATA RAO
DEPUTY REGISTRAR

//TRUE COPY//



SECTION OFFICER

To,

1. The Principal Secretary, (Revenue Department) Stamps and Registration Department, Secretariat, Velagapudi, At Amaravati.
2. The District Registrar, Royachoti, Annamayya District.
3. The Sub Registrar, Pullampet, Annamayya District.
4. One CC to SRI BALAJI MEDAMALLI Advocate [OPUC]
5. Two CCs to GP FOR REGISTRATION AND STAMPS High Court of Andhra Pradesh [OUT]
6. Two CD Copies

Gsg

(Along with Copy of Order dated 11.03.2025 in WP. No. 6134 of 2025)

HIGH COURT

DATED:23/10/2025

**ORDER
WP NO. 28434 OF 2025**



**DISPOSING THE WP
WITHOUT COSTS**



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

[3329]

TUESDAY ,THE ELEVENTH DAY OF MARCH
TWO THOUSAND AND TWENTY FIVE

PRESENT

THE HONOURABLE SRI JUSTICE VENKATESWARLU NIMMAGADDA

WRIT PETITION NO: 6134/2025

Between:

Shaik Jaheerabbas and Others

...PETITIONER(S)

AND

The State Of Andhra Pradesh and Others

...RESPONDENT(S)

Counsel for the Petitioner(S):

1. BALAJI MEDAMALLI

Counsel for the Respondent(S):

1. GP FOR REGISTRATION AND STAMPS

The Court made the following:

THE HON'BLE SRI JUSTICE VENKATESWARLU NIMMAGADDA

WRIT PETITION.NO.6134 OF 2025

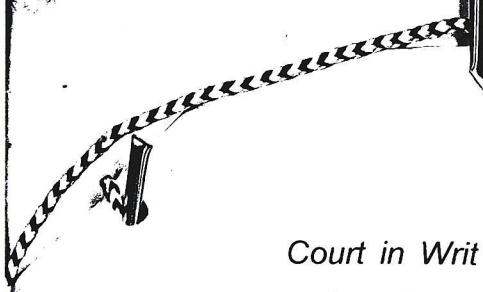
ORDER:-

This writ petition is filed under Article 226 of the Constitution of the India seeking the following relief:-

"to issue a Writ or an order or direction more particularly one in the nature of Writ of Mandamus declaring order of Refusal in proceedings No: Refusal No.1/2025 dated 03.03.2025 issued by the 3rd respondent thereby refusing to register document of Sale Deed dated 27.02.2025 and keeping the same as pending document vide P.No.1/2025 dated 27.02.2025 in respect of the property admeasuring 311.66 square yards, in survey No.684/1 of Kodur Revenue Village and Post.Kodur Mandal, Annamayya District covered by a residential building with plinth area of 1760 square feet, inspite of the same issue covered by repeated orders of this Hon'ble Court as illegal, irregular, irrational, violative of principles of natural justice contrary to the provisions of the Registration Act, 1908 and rules framed there under and offends Articles 14 and 21 of Constitution of India and consequently to direct the respondents 2 and 3 to register and release the said Sale Deed forthwith and to pass such other order or orders..."

2. Heard learned counsel for petitioners and learned Government Pleader for the respondents.
3. When the matter is taken up for hearing, learned counsel for the petitioners would submit that the issue involved in this Writ Petition is squarely covered by the order dated 21.11.2024 passed by this Court in Writ Petition No.20032 of 2022 and requested to pass a similar order in this writ petition also.
4. For better understanding the operative portion of the said order reads as follows:

"...It is the specific contention of the learned counsel for the petitioner that neither the petitioner nor her vendor is a party to the proceedings in CRP No.1147 of 2012. Co-ordinate bench of this



Court in Writ Petition Nos.9139 of 2012 and 16921 of 2014 vide orders dated 02.04.2012 and 20.06.2014, while placing reliance on the orders in W.P.No.11560 of 2011, allowed the writ petitions directing the registering authorities to process the document in accordance with law, in case the petitioner or his vendor or his vendor's vendor are not parties to the order in CRP No.1147 of 2012. The issue involved in this case is squarely covered by the orders passed in Writ Petition Nos. 9139 of 2012 and 16921 of 2014 and hence similar orders passed therein can be passed in this writ petition.

In the above view of the matter, in view of the orders passed in Writ Petition Nos. 9139 of 2012 and 16921 of 2014, this writ petition is disposed of, directing the Registering authorities to find out whether the petitioner, or her vendor are parties to the order in CRP No.1147 of 2012 and in case they are not parties, the Registering authority shall process the document in accordance with law and release the same to the petitioner, within a period of four (04) weeks from the date of receipt of copy of this order. It is also made clear that the registration so made shall not affect the rights of the parties to the revision nor shall it create rights in favour of any person except the parties to the document. There shall be no order as to costs.....”

5. The same is not disputed by learned Government Pleader appearing for the respondents.
6. In view of the same, let there be a similar order in this case, following the identical lines as in Writ Petition No.20032 of 2022, dated 21.11.2024.
7. Having regard to the submission made by both the learned counsel, in view of the orders passed in Writ Petition Nos. 9139 of 2012 and 16921 of 2014, the present writ petition is disposed of, directing the Registering

authorities to find out whether the petitioners, or their vendor are parties to the order in CRP No.1147 of 2012 and in case they are not parties, the Registering authority shall process the document in accordance with law and release the same to the petitioners, within a period of four (04) weeks from the date of receipt of copy of this order. It is also made clear that the registration so made shall not affect the rights of the parties to the revision nor shall it create rights in favour of any person except the parties to the document.

8. Registry is directed to attach a copy of the order passed by this Court in Writ Petition No.20032 of 2022 and batch dated 21.11.2024, to this order. No costs.

Consequently, miscellaneous petitions, pending, if any, shall stand closed.

Date:11.03.2025
BSP

VENKATESWARLU NIMMAGADDA, J