

**IN THE HIGH COURT FOR THE STATE OF TELANGANA
AT HYDERABAD**

(Special Original Jurisdiction)

**THURSDAY, THE TWENTY SECOND DAY OF JANUARY
TWO THOUSAND AND TWENTY SIX**

PRESENT

THE HONOURABLE SRI JUSTICE K. SARATH

WRIT PETITION NO: 1785 OF 2026

Between:

Mukkerla Muthyalamma, W/o. Mukkerla Yadaiah Yadav, Aged about. 67 Years,
Occ. House Wife, R/o. H.No.29-1442/189, Sri Sai Nagar, Neredmet Malkajgiri,
Sainikpuri, Hyderabad Telangana State.

...PETITIONER

AND

1. The State of Telangana, Represented by its Principal Secretary to Govt Revenue (Registration and Stamps) Department Secretariat Building, Hyderabad - 500 022
2. The Commissioner and Inspector General of Registration and Stamps, M J Market, Hyderabad - 500 001
3. The Sub Registrar, Keesara Medchal-Malkajgiri District -501 303

...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, Order or Direction, more particularly, one in the nature of Writ of Mandamus, by declaring the action of the 3rd Respondent in not receiving and to register the Sale Deed presented by the Petitioner in respect of All That Residential Plot No. 79 Admeasuring 133.50 Sq Yards Or 111.60 Sq Mtrs In Sy. Nos.333, 335 and 336/Part, Situated At Cheeryal Village, Under Dammaiguda Municipality, Keesara Mandal, Medchal-Malkajgiri District, Telangana State And Bounded By. North. Plot No.80, South. Neighbors' Land, East. 30' Wide Road, West. Plot No.78 on the basis of Memo No.G2/257/2019, dated 26.08.2020 issued by the 2nd Respondent as illegal, arbitrary, unlawful, without jurisdiction and contrary to the provisions of the Registration Act, 1908 and in violation of

Article 14 of the Constitution of India and consequently direct the 3rd Respondent to receive, register and release the Sale Deed presented by the Petitioner in respect of the above said property, notwithstanding the Memo No.G2/257/2019, dated 26.08.2020 issued by the 2nd Respondent.

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 to receive, register and release Sale Deed presented by the Petitioner in respect of all that residential Plot No. 79 Admeasuring 133.50 Sq Yards Or 111.60 Sq Mtrs in Sy. Nos.333, 335 and 336/Part, Situated At Cheeryal Village, Under Dammaiguda Municipality, Keesala Mandal, Medchal-Malkajgiri District, Telangana State And Bounded By. North. Plot No.80, South. Neighbors' Land, East. 30' Wide Road, West. Plot No.78 on the basis of Memo No.G2/257/2019, dated 26.08.2020 issued by the 2nd Respondent, pending disposal of the above writ Petition.

Counsel for the Petitioner: SRI. JEERIPOTHULA SRINIVAS

**Counsel for the Respondents: SMT 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 HONOURABLE SRI JUSTICE K.SARATH

WRIT PETITION No.1785 of 2026

THE 22ND DAY OF JANUARY 2026

Between:

Mukkerla Muthyalamma.

...Petitioner

AND

The State of Telangana,

Rep. by its Principal Secretary to Government,

Revenue (Registration and Stamps) Department and (2) others.

...Respondents

ORDER:

Heard Sri Jeeripothula Srinivas, learned counsel for the petitioner, Smt. S.Sravanthi, learned Assistant Government Pleader for Stamps and Registration appearing for the respondents and perused the material on record. With their consent, this Writ Petition is disposed of at the stage of admission itself.

2. Aggrieved by the action of the respondent No.3 in refusing to receive, register and release the sale deed presented by the petitioner in respect of residential Plot No.79, admeasuring 133.50 sq.yards (Or 111.60 sq.meters) in Sy.Nos.333, 335 and 336/Part, situated at Cheeryal Village, under Dammaiguda Municipality, Keesara Mandal, Medchal-Malkajgiri District (for brevity, "the subject property").

basing on the Memo No.G2/257/2019 dated 26.08.2020 issued by the respondent No.2, the petitioner filed the present Writ Petition.

3. Learned Assistant Government Pleader for Stamps and Registration submits that the petitioner has approached this Court seeking registration of the said document without presenting it before the Registering Authority. If the petitioner presents the document to the Registering authority, the respondents will receive the same and follow the procedure. If there are any objections, appropriate orders shall be passed as contemplated under Section 71 of the Registration Act, 1908 (for short, 'the Act, 1908'). In view of the same, learned Assistant Government Pleader requested this Court to pass appropriate orders.

4. Section 71 of the 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 record 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.

5. In view of the aforesaid submissions, coupled with the provisions under Section 71 of the Act, 1908, this Writ Petition is

disposed of directing the Registering Authority to receive, register and release the subject document in respect of the subject property, subject to the petitioner complying with the provisions of the Act, 1908 as well as the Indian Stamp Act, 1899. It will be open to the Registering Authority to refuse the document presented before it, if there are any objections, by duly assigning reasons in support of such decision and communicate the same to the petitioner thereon. It is made clear that this Court has not expressed any opinion on the merits of the case or the entitlement of the petitioner to get the subject document registered.

Miscellaneous Petitions, if any, pending in this Writ Petition, shall stand closed. There shall be no order as to costs.

**SD/-P. PONNA KRISHNA
ASSISTANT REGISTRAR**

//TRUE COPY//

SECTION OFFICER

To,

1. The Principal Secretary to Govt Revenue (Registration and Stamps) Department, State of Telangana, Secretariat Building, Hyderabad - 500 022
2. The Commissioner and Inspector General of Registration and Stamps, M J Market, Hyderabad - 500 001
3. The Sub Registrar, Keesara Medchal-Malkajgiri District -501, 303
4. One CC to SRI. JEERIPOTHULA SRINIVAS, 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

DAN

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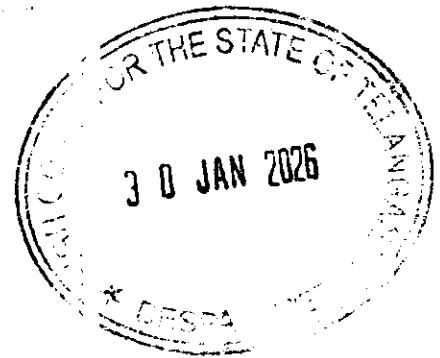
JKs

HIGH COURT

DATED:22/01/2026

ORDER

WP.No.1785 of 2026



**DISPOSING OF THE WRIT PETITION
WITHOUT COSTS**

⑨-JKS
30/1/26