

**HIGH COURT FOR THE STATE OF TELANGANA AT HYDERABAD
(Special Original Jurisdiction)**

**THURSDAY, THE TWENTY SIXTH DAY OF MARCH
TWO THOUSAND AND TWENTY SIX**

PRESENT

THE HONOURABLE SRI JUSTICE PULLA KARTHIK

WRIT PETITION NO: 9150 OF 2026

Between:

1. Mrs. T. Muktha Bai, W/o. T. Raja Lingam, Aged. 75 Yrs, Occ. Housewife, R/o. MIG 11-41, New Housing Board Colony, Kanteshwar, Nizambad.
2. Pendyala Mallesh, S/o. Pendyala Balaiah, Aged. 52 Yrs, Occ. Business, R/o. H.No. 2-23/12, Durga Nagar Colony, Gandipet, Hyderabad.

...PETITIONERS

AND

1. The State of Telangana, Rep by its Principal Secretary, Stamps & Registration Department, Secretariat Buildings, Tank bund, Hyderabad.
2. The District Registrar, Medchal-Malkajgiri District.
3. The Sub-Registrar, Quthbullapur, Medchal-Malkajgiri 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 pass any Order(s) or direction(s) more particularly one in nature of Writ of Mandamus in declaring the action of the 3rd Respondent in refusing to receive, register and release the Sale Deed presented by the Petitioner in respect of all that the part of open land in Sy.Nos. 25/A and 26/A together with the land admeasuring 500 Sq. Yards., situated at Subhashnagar, Jeedimetla Village, Quthbullapur Mandal, Medchal-Malkajgiri District on the ground of the document is based on the validated document as a link document and validated document cannot be treat as a link document vide., Letter C and IG Endt.No. CIG.Mail/AR/2008 Dt. 02-01-2008 as illegal, arbitrary, in violation of Articles 14, 21 and 300-A of Constitution of India and also in violation of Registration Act, 1908, besides in violation of principles of natural justice and consequently to

direct the Respondent No.3 to receive and register the Sale Deed presented by the Petitioner in respect of all that the part of open land in Sy. Nos. 25/A and 26/A together with the land admeasuring 500 Sq. Yards., situated at Subhashnagar, Jeedimetla Village, Quthbullapur Mandal, Medchal-Malkajgiri District without reference to Letter C and IG Endt.No. CIG.Mail/AR/2008 Dt. 02-01-2008.

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 Respondent No.3 herein to register and release the Sale Deed presented by the Petitioner in respect of all that the part of open land in Sy.Nos. 25/A and 26/A together with the land admeasuring 500 Sq. Yards., situated at Subhashnagar, Jeedimetla Village, Quthbullapur Mandal, Medchal-Malkajgiri District without reference to Letter C and IG Endt.No. CIG Mail/AR/2008 Dt. 02-01-2008.

Counsel for the Petitioner : SRI JAKKULA SRIDHAR

**Counsel for the Respondents: SMT.S.SRAVANTHI,
ASST.GP FOR STAMPS AND REGISTRATION**

The Court 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.9150 OF 2026
26th MARCH, 2026

Between:

T.Muktha Bai and another

...Petitioners

AND

State of Telangana,
rep. by its Principal Secretary (Revenue),
(Stamps and Registration Department),
Secretariat, Saifabad, Hyderabad,
and (2) others

... Respondents

ORDER :

With the consent of both the parties, this Writ Petition is taken up for disposal at the admission stage itself.

2. Heard Sri Jakkula Sridhar, learned counsel for the petitioners, and Ms. S.Sravanthi, learned Assistant Government Pleader for Stamps and Registration, for the respondents.

3. The present writ petition is filed by the petitioners seeking to declare the action of respondent No.3 in refusing to receive, register, and release the sale deed presented

by them, in respect of the open land in Survey Nos.25/A and 26/A, admeasuring 500 square yards, situated at Subhashnagar, Jeedimetla Village, Quthbullapur Mandal, Medchal-Malkajgiri District, on the alleged ground that the document is based on a validated document used as a link document, and that such a validated document cannot be treated as a valid link document in view of Letter C & IG Endt.No.CIG.Mail/AR/2008, dated 02.01.2008, as being illegal and arbitrary.

4. Learned Assistant Government Pleader submits that the official respondents will follow the procedure contemplated under Section 71 of the Registration Act, 1908.

5. 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 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.

6. 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 document sought to be presented by the petitioners in respect of the subject property, subject to the petitioners 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 registration of the document presented before him, if he has any objection, duly assigning reasons in support of such decision and communicate the said decision to the petitioners. It is made clear that this Court has not expressed any opinion on merits of the case as to the entitlement of the petitioners to get the subject document registered.

Miscellaneous petitions, if any, pending shall stand closed. There shall be no order as to costs.

Sd/ P.C SULEKHA DEVI
ASSISTANT REGISTRAR

//TRUE COPY//

SECTION OFFICER

To,

1. The Principal Secretary, Stamps & Registration Department, Secretariat, Telangana State, Tank bund, Hyderabad.
2. The District Registrar, Medchal-Malkajgiri District.
3. The Sub-Registrar, Quthbullapur, Medchal-Malkajgiri District.
4. One CC to SRI JAKKULA SRIDHAR, Advocate. [OPUC]
5. Two CCs to GP FOR STAMPS AND REGISTRATION, High Court for the State of Telangana. [OUT]
6. Two CD Copies.

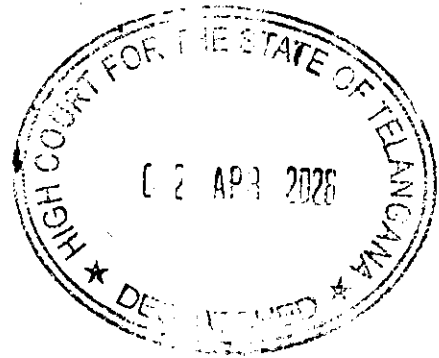
BSK/PMK

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HIGH COURT

DATED:26/03/2026

CC TODAY



ORDER

WP.No.9150 of 2026

**DISPOSING OF THE WRIT PETITION
WITHOUT COSTS**

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21/4/26