

**IN THE 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: 9142 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. Thogarla Rajender, S/o. Thogarla Rajalingam, Aged. 53 Yrs, Occ. Business, / R/o. H.No. 1-98, Kotarhoor, Perkit, Armoor, Nizambad.

**...PETITIONERS**

**AND**

1. The State of Telangana, Rep by its Principal Secretary, Stamps and 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 an 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 & 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 & 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 & 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 & IG Endt.No. CIG.Mail/AR/2008 Dt. 02-01-2008.

**I.A. 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 & 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 & IG Endt.No. CIG.Mail/AR/ 2008 Dt. 02-01-2008, pending disposal of the writ petition.

**Counsel for the Petitioner: SRI JAKKULA SRIDHAR**

**Counsel for the Respondents: Ms. S.SRAVANTHI,  
AGP FOR STAMPS & 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.9142 OF 2026**

**26<sup>th</sup> 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 02.01.2003, 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/-S. M. LLIKARJUNA RAO  
ASSISTANT REGISTRAR

//TRUE COPY//

SECTION OFFICER

To,

1. The Principal Secretary, Stamps and Registration Department, Secretariat Buildings, Tank bund, Hyderabad, State of Telangana.
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 & REGISTRATION, High Court for the State of Telangana, at Hyderabad [OUT]
6. Two CD Copies

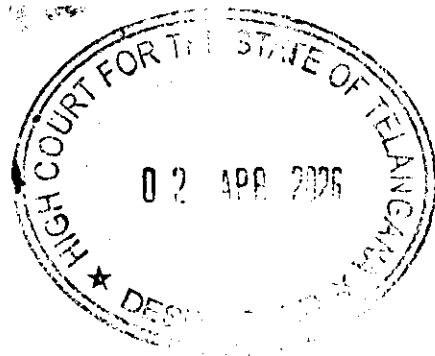
BSR  
BS

TJ

CC TODAY

HIGH COURT

DATED: 26/03/2026



ORDER

WP.No.9142 of 2026

DISPOSING OF THE WRIT PETITION,  
WITHOUT COSTS

⑨ copies

jfb

dt: 2/4/26