

**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: 9184 OF 2026

Between:

Mrs. Shaheda Begum @ Shahida Sultana, W/o. Fiaz Ahmed Khan, Aged about 72 years, Occ. Housewife, R/o. H.No. 5-5-201/A, Darussalam, Nampally, Hyderabad - 500001.

...PETITIONER

AND

1. The State of Telangana, Rep. by its Principal Secretary, Revenue (Registration & Stamps) Department, Secretariat, Hyderabad - 500022.
2. The District Registrar, Office of the District Registrar, Hyderabad, Hyderabad District, Telangana.
3. The Sub-Registrar, Office of the Hyderabad (R.O) (1607) D.No.11-5-338, Redhills, Hyderabad.

...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 grant a Writ Order or Direction more particularly in the nature of Writ of Mandamus declaring the action of Respondent No.3 in refusing to receive, process and register the Gift Deed dated 27-02-2026 executed by the Petitioner in respect of the subject property i.e. House bearing Municipal No. 5-5-201/A (part of old House No. 5-5-201) admeasuring 180.83 Square Yards situated at Darussalam, Nampally, Hyderabad despite the Petitioner having clear title under registered Sale Deed No-3997/ 1994 and continuous possession, despite the Petitioner being complied with all statutory requirements as illegal, arbitrary, without jurisdiction and violative of Articles 14, 21 and 300A of the Constitution of India and Section 71 of the Registration Act, 1908 and Rule 58 of the Telangana Registration Rules and consequently direct the Respondent No.3 to receive,

process and register the said Gift Deed dated 27-02-2026 for Petitioner's subject property in accordance with the provisions of the Registration Act 1908.

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 to receive, process and register the Gift Deed dated 27-02-2026 executed by the Petitioner in respect of the subject property i.e. House bearing Municipal No. 5-5- 201/A (part of old House No. 5- i-201) admeasuring 180.83 Square Yards situated at Darussalam, Nampally, Hyderabad, in accordance with the law; pending disposal of the present writ petition.

Counsel for the Petitioner: SRI MOHD ISMAIL KHAN

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.9184 OF 2026
26th MARCH, 2026

Between:

Mrs.Shaheda Begum

...Petitioner

AND

State of Telangana,
rep. by its Principal Secretary (Revenue),
(Stamps and Registration Department),
Secretariat, 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 Mr. Mohammed Ismail Khan, learned counsel for the petitioner, and Ms. S.Sravanthi, learned Assistant Government Pleader for Stamps and Registration, for the respondents.

3. The present writ petition is filed by the petitioner seeking to declare the action of respondent No.3 in refusing to receive, process, and register the gift deed dated 27.02.2026

executed by the petitioner in respect of the subject property, i.e., House bearing Municipal No.5-5-201/A (part of old House No.5-5-201), admeasuring 180.83 square yards situated at Darussalam, Nampally, Hyderabad, despite the petitioner having clear title under registered Sale Deed No.3997/1994 and being in continuous possession, and despite having complied with all statutory requirements, as 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 petitioner in respect of the subject property, subject to the petitioner 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 petitioner. It is made clear that this Court has not expressed any opinion on merits of the case as to the entitlement of the petitioner to get the subject document registered.

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

Sd/- C SULEKHA DEVI
ASSISTANT REGISTRAR

//TRUE COPY//

SECTION OFFICER

To,

1. The Principal Secretary, Revenue (Registration and Stamps) Department, Secretariat, Hyderabad - 500022.
2. The District Registrar, Office of the District Registrar, Hyderabad, Hyderabad District, Telangana.
3. The Sub-Registrar, Office of the Hyderabad (R.O) (1607 D.No.11-5-338, Redhills, Hyderabad.
4. One CC to SRI MOHD ISMAIL KHAN, Advocate [OPUC]
5. Two CCs to GP FOR STAMPS & REGISTRATION, High Court for the State of Telangana at Hyderabad . [OUT]
6. Two CD Copies

PMK/PMK

Kg

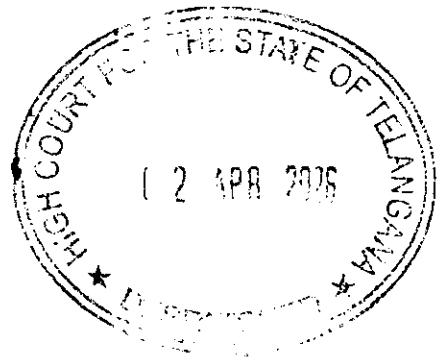
HIGH COURT

CC TODAY

DATED:26/03/2026

ORDER

WP.No.9184 of 2026



**DISPOSING OF THE WRIT PETITION
WITHOUT COSTS**

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21/4/26*