

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

**THURSDAY, THE TWENTY THIRD DAY OF APRIL
TWO THOUSAND AND TWENTY SIX**

PRESENT

THE HONOURABLE SRI JUSTICE PULLA KARTHIK

WRIT PETITION NO: 12939 OF 2026

Between:

Fazlul Khaliq, S/o Sri Fazlul Rab, Aged about 52 years, Occ. Business, R/o
H.No.LIG B-180, Kapra, Dr.A.S.Rao Nagar, ECIL Post, Hyderabad.

...PETITIONER

AND

1. The State of Telangana, Rep. by its Principal Secretary, Revenue, Registration and Stamps Department, Secretariat buildings, Hyderabad.
2. The District Registrar of Assurances, Registration and Stamps Department Medchal Malkajgiri District
3. The Sub Registrar, Kapra, 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 issue an order or direction more particularly one in the nature of Writ of MANDAMUS declaring the action of the 3rd respondent in refusing to receive the document of the petitioner for transferring the premises bearing No.1-134/LIG B-180 (PTIN No.1010134209) on Plot No.180, Sy.Nos.461 to 469 admeasuring 199 sq. yards situated at Dr,A.S. Rao Nagar, Kapra under GHMC, Kapra Circle and Mandal, Medchal Malkajgiri District for any type of transaction without assigning reasons as the same is illegal, arbitrary and without jurisdiction and also violative of principles of natural justice and consequently direct the 3rd respondent to receive the documents presented by the petitioner for registration in respect of the aforesaid premises for the total extent or part thereof for any type of transaction.

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 3rd respondent forthwith to receive, register and release the document presented by the petitioner for transferring petitioner's premises bearing No.1-134/LIG B-180 (PTIN No.1010134209) on Plot No.180, Sy.Nos.461 to 469 admeasuring 199 sq. yards situated at Dr.A.S. Rao Nagar, Kapra under GHMC, Kapra Circle and Mandal, Medchal Malkajgiri District for any type of transaction either in full or part thereof, pending disposal of the writ petition.

Counsel for the Petitioner : SRI MOHAMMED MOINUDDIN

**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.12939 OF 2026

23rd APRIL, 2026.

Between:

Fazlul Khaliq.

...Petitioner

AND

The State of Telangana,
Rep. by its Principal Secretary,
Revenue, Stamps and Registration Department,
Secretariat Buildings, Hyderabad and 2 others.

...Respondents

ORDER :

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

2. Heard Mr. Mohammed Moinuddin, learned counsel for the petitioner and Ms. S. Sravanthi, learned Assistant Government Pleader for Stamps and Registration, appearing for the respondents.

3. Aggrieved by the action of respondent No.3 in refusing to receive, register and release the document presented by the petitioner in respect of subject property i.e., premises bearing

No.1-134/LIG B-180 on Plot No.180, Sy.Nos.461 to 469 admeasuring 199 sq. yards situated at Dr. A. S. Rao Nagar, Kapra under GHMC, Kapra Circle and Mandal, Medchal Malkajgiri District, the petitioner filed the present Writ Petition.

4. Learned 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 recorded 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 registration of the document presented before him, if he has any objection, and he shall assign reasons in support of such decision and shall also communicate the same to the petitioner. It is made clear that this Court has not expressed any opinion on the 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/-M.OSMAN ALI BAIG
ASSISTANT REGISTRAR

//TRUE COPY//

SECTION OFFICER

To,

1. The Principal Secretary, Revenue, Registration and Stamps Department, Secretariat, Telangana State, Hyderabad.
2. The District Registrar of Assurances, Registration and Stamps Department Medchal Malkajgiri District
3. The Sub Registrar, Kapra, Medchal Malkajgiri District.
4. One CC to SRI MOHAMMED MOINUDDIN, 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.

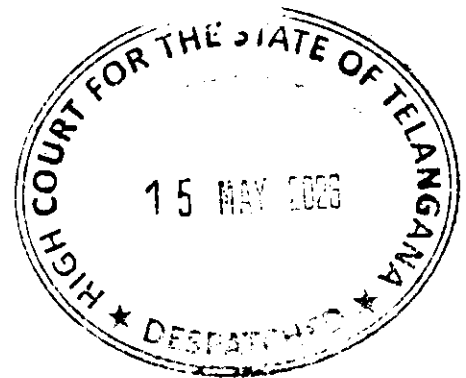
BSK

HIGH COURT

DATED: 23/04/2026

ORDER

WP.No.12939 of 2026



**DISPOSING OF THE WRIT PETITION
WITHOUT COSTS**

9 MT
15/5/26