

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

THURSDAY, THE TWENTY FIRST DAY OF AUGUST  
TWO THOUSAND AND TWENTY FIVE

**PRESENT**

**THE HONOURABLE SRI JUSTICE K. SARATH**

**WRIT PETITION NO: 24839 OF 2025**

**Between:**

Lolugu Sathyam, S/o. L.Narayana, Age- 78 years, Occ- Retired Employee,  
R/o. H.No.30-642/6/50, Shiva Gouri Enclave, Chandragiri Colony, Neredmet,  
Ramakrishnapuram, Malkajgiri, Medchal Malkajgiri District.

**...PETITIONER**

**AND**

1. The State of Telangana,, Rep. by its Secretary, Revenue (Stamps AND Registration) Department, Secretariat, Hyderabad.
2. The District Registrar, Medchal Malkajgiri District.
3. The Sub -Registrar, Malkajgiri, Medchal Malkajgiri District.
4. The Telangana State Wakf Board, Nampally, Hyderabad, rep. by its Chairman

**...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, to declare the action of the respondents, particularly the 3rd respondent, in refusing to receive, register and release the Memorandum of Deposit of Title Deeds in respect of residential House property bearing No.30-642/6/50 (Old H.No.30-384/7) constructed on plot No. 50 in Sy.No.466, admeasuring 177.7 Sq. Yards, with a plinth area of 1170 Sq.fts of RCC Roof in, situated at Shiva Gouri Enclave, Chandragiri Colony, Malkajgiri Circle AND Mandal, within the limits of GHMC, Medchal Malkajgiri District, as illegal, arbitrary, against the provisions of Registration Act and against the settled principle of law and consequently direct the 3rd respondent to receive, register and release the Memorandum of Deposit of Title Deeds in respect of residential House property

bearing No.30-642/6/50 (Old H.No.30-384/7) constructed on plot No. 50 in Sy.No.466, admeasuring 177.7 Sq. Yards, with a plinth area of 1170 Sq.fts of RCC Roof in, situated at Shiva Gouri Enclave, Chandragiri Colony, Malkajgiri Circle AND Mandal, within the limits of GHMC, Medchal Malkajgiri District, in the interest of Justice.

**IA NO: 1 OF 2025**

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 forthwith receive, register and release the Memorandum of Deposit of Title Deeds in respect of residential House property bearing No.30-642/6/50 (Old H.No.30-384/7) constructed on plot No. 50 in Sy.No.466, admeasuring 177.7 Sq. Yards, with a plinth area of 1170 Sq.fts of RCC Roof in, situated at Shiva Gouri Enclave, Chandragiri Colony, Malkajgiri Circle & Mandal, within the limits of GHMC, Medchal Malkajgiri District, in the interest of Justice, pending disposal of main Writ Petition.

**Counsel for the Petitioner: SRI S. SURENDER REDDY**

**Counsel for the Respondent Nos.1 to 3: SMT. S. SRAVANTHI,  
AGP FOR STAMPS AND REGISTRATION**

**Counsel for the Respondent No.4: SRI FARHAN AZAM KHAN,  
SC FOR THE TELANGANA STATE WAKF BOARD**

**The Court made the following: ORDER**

**THE HONOURABLE SRI JUSTICE K.SARATH**

**WRIT PETITION No.24839 of 2025**

**ORDER:**

Heard Sri S.Surender Reddy, learned counsel for the petitioner and Smt. S.Sravanthi, learned Assistant Government Pleader for Stamps and Registration and Sri Farhan Azam Khan, learned Standing Counsel for the Telangana State Wakf Board 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 Memorandum of Deposit of Title Deeds in respect of residential House property bearing No.30-642/6/50 (Old H.No.30-384/7) constructed on plot No.50 in Sy.No.466, admeasuring 177.7 Square yards, with a plinth area of 1170 Square feet of RCC road situated at Shiva Gouri Enclave, Chandragiri Colony, Malkajgiri Circle and Mandal, within the limits of GHMC, Medchal-Malkajgiri District, the petitioner filed the present writ petition.

3. Learned Assistant Government Pleader for Stamps and Registration submits that without presenting the documents, the petitioner has approached this Court seeking registration of the documents. If the petitioner present the same before the Registering authority, the respondents will receive the same and follow the procedure as contemplated under Section 71 of the Registration Act, 1908 (for short, 'the Act, 1908').

4. The 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 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.

5. In view of the above made submissions coupled with the provision under Section 71 of the Act, 1908, this writ petition is disposed of directing the Registering Authority to receive, register and release the subject documents, 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 documents presented before him, if he has any objection, by 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 documents registered. There shall be no order as to costs.

6. Miscellaneous Petitions, if any, pending in this writ petition shall stand closed.

SD/-S. MALLIKARJUNA RAO  
ASSISTANT REGISTRAR

//TRUE COPY//

SECTION OFFICER

To,

1. The Secretary, Revenue (Stamps AND Registration) Department, Secretariat, The State of Telangana,, Hyderabad.
2. The District Registrar, Medchal Malkajgiri District.
3. The Sub -Registrar, Malkajgiri, Medchal Malkajgiri District.
4. The Chairman, The Telangana State Wakf Board, Nampally, Hyderabad.
5. One CC to Sri S. Surender Reddy, Advocate [OPUC]
6. Two CCs to GP for Stamps And Registration, High Court for the State of Telangana, at Hyderabad [OUT]
7. One CC to Farhan Azam Khan, SC for Telangana State Wakf Board[OPUC]
8. Two CD Copies

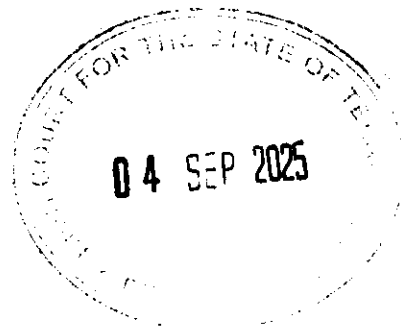
T J

HIGH COURT

DATED:21/08/2025

ORDER

WP.No.24839 of 2025



DISPOSING OF THE WRIT PETITION  
WITHOUT COSTS

(10) PA  
31/9/21-