

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

TUESDAY, THE TENTH DAY OF FEBRUARY
TWO THOUSAND AND TWENTY SIX

PRESENT

THE HONOURABLE SRI JUSTICE PULLA KARTHIK

WRIT PETITION NO: 3838 OF 2026

Between:

1. SMT. KAKALAPUDI SREELAKSHMI, W/o Sri Akula Anil Kumar, Aged about 35 years, Occ. Employee.
2. SRI AKULA ANIL KUMAR, S/o Sri Akula Venkatrao, Aged about 35 years, Occ. Employee,
(Both 1 and 2 are residing at H.No.4-136, Gosala Sivaru Vaikunta Puram, Krishna, Andhra Pradesh-521151)

...PETITIONERS

AND

1. THE STATE OF TELANGANA, Rep by its Principal Secretary Revenue (Stamps and Registration), Secretariat, Hyderabad.
2. THE COMMISSIONER AND INSPECTOR GENERAL OF REGISTRATION and STAMPS, Telangana, Hyderabad.
3. THE SUB- REGISTRAR, Gandipet, Ranga Reddy District.
4. THE DISTRICT REGISTRAR, Ranga Reddy 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 any writ order or direction more particularly one in the nature of Writ of Mandamus declaring the inaction of the Respondent No.3 in not receiving, registering and releasing the Sale Deeds presented by the Petitioner No.1 and 2 in respect of all that the Flat bearing No.502, East-facing, fifth floor, in the building complex known as "NIGHTINGALE", having, a plinth area of 1057 sq. ft. (including common area and car parking), together with undivided share of land admeasuring 47- 49 sq. yds out of total land admeasuring 1609.66 sq. yds Situated on Plot No.248. See-tor-III. Block-B, in survey Nos.236/1, 235/2 and 237

of Puppalaguda Village. Gandipet Mandal. Ranga Reddy District, Telangana State, and in not considering the Ratification Deeds vide Document No.1210 Of 2026 dated 24-01-2026 in favor of the Petitioners and consequently non-applicability of order dated 01-05-2024 passed in I.A.No.413 and 419 of 2023 in O.S.No.553 of 2023 passed by the Hon'ble III Additional District Judge, Ranga Reddy District at LB Nagar, as illegal, arbitrary, non-binding on the Petitioner, as illegal, arbitrary, non-binding on Petitioner, and consequently direct the Respondent No. 3 office to receive, register and release the Sale Deeds presented by the Petitioner No.1 and 2 in respect of all that Flat bearing No.502, East-facing, fifth floor, in the building complex known as "NIGHTINGALE" having a plinth area of 1057 sq. ft. (including common area and car parking), together with undivided share of land admeasuring 47.49 sq. yds out of total land admeasuring 1609.66 sq. yds Situated on Plot No.248, Sector-III, Block-B, in survey Nos.236/1, 235/2 and 237 of Puppalaguda Village, Gandipet Mandal, Ranga Reddy District, Telangana State.

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, register and release the Sale Deeds presented by the Petitioner No.1 and 2 in respect of all that part and parcel of Residential Flat bearing No.502, East-facing, fifth floor, in the building complex known as "NIGHTINGALE", having a plinth area of 1057 sq. ft. (including common area and car parking), together with undivided share of land admeasuring 47.49 sq. yds out of total land admeasuring 1609.66 sq. yds Situated on Plot No.248, Sector-III, Block-B, in survey Nos.236/1, 235/2 and 237 of Puppalaguda Village, Gandipet Mandal, Ranga Reddy District, Telangana State.

**Counsel for the Petitioner : Ms. HIMANGINI SANGHI, REPRESENTING FOR
Ms. NABILA FATIMA**

Counsel for the Respondents: 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.3838 OF 2026

10th FEBRUARY, 2026.

Between:

Kakalapudi Sreelakshmi and another.

...Petitioners

AND

The State of Telangana,
Rep. by its Principal Secretary,
Revenue (Stamps and Registration) Department,
Secretariat Building, Hyderabad and 3 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 Ms.Himangini Sanghi, learned counsel representing Ms.Nabila Fatima, learned counsel for the petitioners and learned Government Pleader for Stamps and Registration for the respondents.

3. Aggrieved by the action of respondent No.3 in refusing to receive, register and release the Sale deed presented by the petitioners in respect of subject property i.e., Flat bearing

No.502, fifth floor in the building complex known as 'Nightingale', with a plinth area of 1057 sq. ft., together with undivided share of land admeasuring 47.49 sq. yards (out of total land admeasuring 1609.66 sq. yards), on Plot No.248, Sector-III, Block-B in Sy.Nos.236/1, 236/2 and 237 of Puppalguda Village, Gandipet Mandal, Ranga Reddy District, the petitioners 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 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 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/- A.SRINIVASA REDDY
ASSISTANT REGISTRAR**

//TRUE COPY//


SECTION OFFICER

To,

1. The Principal Secretary Revenue (Stamps and Registration), Secretariat, The State of Telangana, Hyderabad.

2. The Commissioner and Inspector General of Registration and Stamps, Telangana, Hyderabad.
3. The Sub- Registrar, Gandipet, Ranga Reddy District.
4. The District Registrar, Ranga Reddy District.
5. One CC to Ms. NABILA FATIMA, Advocate [OPUC]
6. Two CCs to GP FOR STAMPS AND REGISTRATION, High Court for the State of Telangana. [OUT]
7. Two CD Copies

PVL
PSK

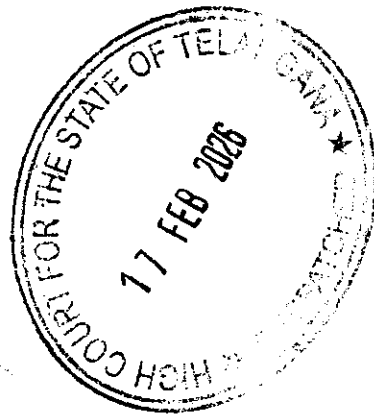




HIGH COURT

CC-TODAY

DATED:10/02/2026



ORDER

WP.No.3838 of 2026

**DISPOSING OF THE WRIT PETITION
WITHOUT COSTS**

(10) [Signature]
12/2/26.