Date of reserved for orders : N.A.
Date of pronouncement : 30.06.2026
Date of uploading : 01.07.2026

APHC010270572026

IN THE HIGH COURT OF ANDHRA PRADESH

AT AMARAVATI **[3311]**

(Special Original Jurisdiction)

Tuesday, the thirtieth day of June two thousand and twenty six

Present

The Honourable Ms. Justice B. S. Bhanumathi

Writ Petition No.15973 of 2026

Between:

Kollati Swamulu, S/o. Srinivasa Rao, Aged 30 years, R/o D.No.1-167, Pallepalem, Chinatadinada, Kalidindi Mandal, Krishna District.

….Petitioner

A n d

1. The State of Andhra Pradesh, rep. by its Principal Secretary, Revenue Department, Secretariat Buildings, Velagapudi, Amaravati, Guntur.
2. The Commissioner & Inspector General, Department of Stamps & Registration, Government of Andhra Pradesh, Vijayawada.
3. The District Collector, West Godavari District.
4. The District Registrar, Department of Stamps & Registration, West Godavari District.
5. The Sub-Registrar, West Godavari District.

…**Respondents**

Counsel for the petitioner:

1. Ginjupalli Subba Rao

Counsel for the respondents:

1. G.P. for Revenue
2. G.P. for Registration & Stamps

The Court made the following:

ORDER:

This writ petition is filed under Article 226 of the Constitution of India seeking the following relief:

> "… to issue an appropriate Writ, order or direction more particularly one in the nature of Writ of Mandamus by declaring the arbitrary action of the respondent authorities, especially respondents Nos.4 & 5 in not receiving, processing and registering the sale deed to be presented by the petitioner in respect of the private land property admeasuring an extent of Ac.0.41 ½ cents, situated in Sy.No.412-1E-2-A and an extent of Ac.0.91 cents situated in Sy.No.415-5B1 of Mutyalapalle village, Mogalthur Mandal, West Godavari District, totaling an extent of Ac.1.32 ½ cents without giving any reason, as illegal, colourable exercise of power, contrary to the provisions of Registration Act, violation of principles of natural justice, violation of Articles 14, 21 and 300-A of the Constitution of India and consequently direct the respondent Nos.4 and 5 to receive the sale deed to be presented by the petitioner for the purpose of processing and releasing of the same after completion of the registration and to pass such other order or orders as the Court may deem fit and proper in the circumstances of the case."

2. The only grievance of the writ petitioner is regarding the inaction of the respondent authorities, especially, the respondents Nos.4 & 5 in receiving, processing and registering the sale deed to be presented by the petitioner in respect of the property admeasuring Ac.1.32 ½ cents

situated in Mutyalapalle village, Mogalthur Mandal, West Godavari District.

3. The learned Assistant Government Pleader for Revenue placed on record a copy of the written instructions vide Letter No.41/2026, dated 29.06.2026, wherein, it is stated that the petitioner has not yet presented any sale deed for registration and that the subject land in the writ petition is a prohibited land covered by Section 22-A of the Registration Act, 1908.

4. The learned counsel for the petitioner requested to dispose of the writ petition directing the respondent No.5 to pass a reasoned order as per Section 71 of the Registration Act, 1908 on presentation of the document for registration, while denying the statement that the petitioner had not presented any sale deed for registration, since it was orally rejected.

5. Without going into the merits, the Writ Petition is disposed of directing the respondent No.5, The Sub-Registrar, Mogalthur, West Godavari District, to pass a speaking order as required under Section 71 of the Registration Act, 1908, on presentation of a deed of alienation of the subject property by the petitioner, within a week from the date of its presentation.

There shall be no order as to costs.

Pending miscellaneous petitions, if any, shall stand closed.

B. S. BHANUMATHI, J

Dt.30.06.2026

Whether the order is :
Speaking Yes/No / Reasoned Yes/No
Reportable Yes/No / Non-Reportable Yes/No

(B/o)
RAR