

(SHOW CAUSE NOTICE BEFORE ADMISSION)
IN THE HIGH COURT OF ANDHRA PRADESH AT AMARAVATI
(SPECIAL ORIGINAL JURISDICTION)

MONDAY, THE NINETEENTH DAY OF JANUARY,
TWO THOUSAND AND TWENTY SIX



:PRESENT:

THE HONOURABLE SRI JUSTICE CHEEKATI MANAVENDRANATH ROY

AND

THE HONOURABLE SRI JUSTICE TUHIN KUMAR GEDELA

WRIT PETITION NO: 1378 OF 2026

Between:

1. M/s Simhadri Civil Technologies, Rep., by its Managing Partner,
D.No.46-22-44 , Kalyani Estates Opp Railway Hospital Visakhapatnam.
2. Surisetty Satyanarayana, S/o S.Pattalaya, Aged 53 yrs, R/at Flat No.
FF-2 Sai Srinivasa Sadan Residency, Bhanunagar, Near V.S.Krishna
College, Visakhapatnam.

...Petitioners

AND

1. Union of India, Ministry of Finance, Rep., by its Secretary, Sastry
Bhavan New Delhi. 110001
2. The Kanakamahalakshmi Co-Operative Bank Limited, Represented by
its Assistant General Manager Cum Authorized Officer Sri Peddu
Veerabhadra Rao S/o P.Bhujenga Rao, Aged 62 yrs, Akkayyapalem
Visakhapatnam 530016
3. Smt Karri Anusha, W/oVenkateswara Rao, Aged 32 yrs, D.No.57-4-65/5
Durga Nagar, Kancharapalem, Visakhapatnam and presently in Flat
No.SF-1 , Second Floor, Sai Chandana Arcade, Aganampudi Village,
Steel Plant General Hospital Road Visakhapatnam.530008
4. The Sub Registrar, Joint Sub Registrar Office, Lankalapalem,
Visakhapatnam.530011

...Respondents

WHEREAS the Petitioner above named through their Advocate Sri.R SIVA SAI SWARUP presented this Petition under Article 226 of the Constitution of India is filed praying that in the circumstances stated in the grounds filed therewith, the High Court may be pleased to Issue a Writ or Order or Direction more particularly one in the nature of a **Writ of Ceritorari** to Call for the Records pertaining to the Impugned Auction Sale Notice dt.09-04-2025 by way of “**Sealed Tender and Auction**” issued by the 2nd Respondent Bank by Publishing the same in Un Circulated News Paper i.e., Prajasakthi daily for the Property i.e., **Flat No.SF-1, Second Floor in Sai Chandana Arcade, Lankelapalem, Visakhapatnam** there by Conducted Auction Sale on 14/05/2025 with only One and Sole Bidder i.e., 3rd Respondent there by Confirmed Auction Sale dt.14/05/2025 for the Reserve Price Rs.16,00,000/- as mentioned in Auction Sale Notice there by Registered the same in the name of 3rd Respondent dt.12/06/2025 before the 4th Respondent office, for Under Value than the Government Basic Value as well as without minimum Bidders (02) all are Illegal, Unlawful, Violation of Procedure and Violation of Principles of Natural Justice, Violation of Article 14,19,21,300-A- of the Constitution of India, Consequently to Set-Aside the Auction Sale Proceedings dt.14/05/2025 in the name of 3rd Respondent as conducted by the 2nd respondent including to Cancel the Sale Deed No.2601/2025 dt.12/06/2025 in the name of 3rd respondent by Allowing the Writ Petition;

AND WHEREAS the High Court upon perusing the petition and memorandum of grounds filed herein and upon hearing the arguments of Sri R SIVA SAI SWARUP Advocate for the Petitioner, Additional Solicitor General of India for R1, GP for Revenue/Stamps and Registration for R4 directed issue of notice to the Respondents herein to show cause as to why this WRIT PETITION should not be admitted.

You viz:

1. The Assistant General Manager Cum Authorized Officer Sri Peddu Veerabhadra Rao S/o P.Bhujenga Rao,Kanakamahalakshmi Co-Operative Bank Limited, Akkayyapalem Visakhapatnam 530016

2. Karri Anusha, W/oVenkateswara Rao, D.No.57-4-65/5 Durga Nagar, Kancharapalem, Visakhapatnam and presently in Flat No.SF-1, Second Floor, Sai Chandana Arcade, Aganampudi Village, Steel Plant General Hospital Road Visakhapatnam.530008
3. The Sub Registrar, Joint Sub Registrar Office, Lankalapalem, Visakhapatnam.530011

are be and hereby directed to show cause either appearing in person or through an Advocate as to why in the circumstances set out in the petition and the affidavit filed therewith (copy enclosed) this WRIT PETITION should not be admitted on or before 16.02.2026 for which date the case stands posted for hearing.

IA NO: 2 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 4th Respondent not to entertain any further Transaction by way of registered documents in connection with Property i.e., Flat No.SF- 1, Second Floor in Sai Chandana Arcade Lankalapalem. Visakhapatnam by the 2nd and 3rd respondents, pending disposal of WP No. 1378 of 2026, on the file of the High Court.

The Court made the following:

ORDER:

Learned Deputy Solicitor General takes notice for respondent No.1.

Issue notice to respondent Nos.2 to 4, returnable in four (4) weeks.

List the matter on 16.02.2026.

**SD/- K.TATA RAO
DEPUTY REGISTRAR**

//TRUE COPY//

SECTION OFFICER

For .

To,

1. The Assistant General Manager Cum Authorized Officer, Sri Peddu Veerabhadra Rao S/o P.Bhujenga Rao, Kanakamahalakshmi Co-Operative Bank Limited, Akkayyapalem Visakhapatnam 530016 .
2. Karri Anusha, W/oVenkateswara Rao, D.No.57-4-65/5 Durga Nagar, Kancharapalem, Visakhapatnam and presently in Flat No.SF-1 , Second Floor, Sai Chandana Arcade, Aganampudi Village, Steel Plant General Hospital Road Visakhapatnam.530008
3. The Sub Registrar, Joint Sub Registrar Office, Lankalapalem, Visakhapatnam.530011 (addressee 1 to 3 by **RPAD**- along with a copy of petition and memorandum of grounds)
4. One CC to SRI. R SIVA SAI SWARUP Advocate [OPUC]
5. Two CCs to GP for Revenue/Stamps and Registration, High Court of A.P. [OUT]
6. Two spare copies

HIGH COURT

**CMR,J &
GTKJ**

DATED:19/01/2026

List the matter on 16.02.2026

NOTICE BEFORE ADMISSION

WP.No.1378 of 2026

