

[3458]

IN THE HIGH COURT OF ANDHRA PRADESH AT AMARAVATI
(SPECIAL ORIGINAL JURISDICTION)

WEDNESDAY, THE SEVENTH DAY OF JANUARY
TWO THOUSAND AND TWENTY SIX

:PRESENT:

THE HONOURABLE SRI JUSTICE HARINATH.N

WRIT PETITION NO: 614 OF 2026



Between:

Smt. Palakitti Shivamma @ Chakali Shivamma, W/o Late P.Venkata Sivudu, Aged 65 Yrs, Occ: Housewife, R/o H.No.2-64-11/2, Indireswaram Village, Atmakur Mandal, Nandyal District, Andhra Pradesh-515751.

Petitioner

AND

1. The State of Andhra Pradesh, Rep by its Principal Secretary, Department of Revenue, Secretariat, Velagapudi, Gunter, A. P.-522237
2. The District Collector, Nandyal District, Andhra Pradesh-518501
3. The Revenue Divisional Officer, Atmakur Division, Nandyal District, A.P. -518501
4. The Sub-Registrar, Atmakur Sub-division, Atmakur Village and Mandal, Nandyal District, AP. -518501
5. MD Abdul Rahman @Sriramulu, S/o P. Venkata Sivudu, Aged 43 Yrs, Occ: Agriculture, R/o H.No.1-17-74, Garib Nagar, Atmakur Village and Mandal, Nandyal District, Andhra Pradesh -518501
6. Palakitti Ramanayya, S/o Late Venkata Sivudu, Aged 40 Yrs, Occ: Agriculture, R/o H.No.2-64-11/2, Indireshwaram Village, Atmakur Village & Mandal, Nandyal District, Andhra Pradesh-515751
7. Palakitti Venkateshwarlu, S/o Late Venkata Sivudu, Aged 35 Yrs, Occ: Agriculture, R/o 2-64-11/2, Indireshwaram Village, Atmakur Village & Mandal, Nandyal District, Andhra Pradesh-515751

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 of direction more particularly one in the nature of Writ of Mandamus, challenging the Dismissal Order passed by the Respondent No.2, vide Appeal No.03/2025, dated: 27-12-2025 and not cancelling the Sale Deed, vide Document No.595/2020, dated: 28-02-2020, with regarding to the Petitioner's subject property to an extent of Ac. 2-00 in Sy. No.1293, situated at Atmakur Village and Mandal, Nandyal District, vide Patta No.2819, which is illegal, arbitrary and also violation of Section 23 in The Maintenance and Welfare of Parents and Senior Citizens Act, 2007 and also against the Article 21 and 300-A of the Constitution of India and consequently declare the Sale Deed vide Document No.595/2020, dated: 28-02-2020 as void and direct the Respondent Nos.5 to 7 to pay the compensation amount of Rs.9,000/- every month without any default.

IA NO: 1 OF 2026

Petition under Section 151 CPC is filed praying that in the circumstances stated in the grounds filed in support of the petition, the High Court may be pleased to direct the 4th & 5th Respondent not to entertain any further registration for sale transaction in related to the Property mentioned in the Sale Deed, vide Document No.595/2020, dated: 28-02-2020, to an extent of Ac. 2-00 in Sy. No.1293, situated at Atmakur Village and Mandal, Nandyal District, vide Patta No.2819, Pending disposal of WP 614 of 2026, on the file of the High Court.

The petition coming on for hearing, upon perusing the Petition and the affidavit filed in support thereof and upon hearing the arguments of SRI P.VENKATA NARASIMHULU, Advocate for the Petitioner, learned GP FOR REVENUE for the Respondent Nos.1 to 4, the Court made the following
ORDER:

The learned counsel for the petitioner is permitted to take out personal notice to the respondent Nos.5 to 7 through speed post (registered post) with acknowledgement due and file proof of service in the Registry.

The learned counsel for the petitioner submits that the order of the 2nd respondent dated 27.12.2025 has recorded that the petitioner is already receiving Rs.9,000/- from the respondent Nos.5 to 7 and that the purpose of the Maintenance and Welfare of Parents and Senior Citizens Act, 2007 was to ensure all the Senior Citizens.

It is submitted that the said payment is not paid by the respondent Nos.5 to 7.

It is also submitted that the 2nd respondent has upheld the order passed by the RDO, rejecting the cancellation of the sale deed by referring to the alleged sale consideration which was paid to the petitioner.

It is submitted that no sale consideration was ever paid to the petitioner.

Under the guise of requirement of the thumb impression for some benefits, the petitioner is said to have been taken to the Sub-Registrar office for execution of the sale deed.

The learned Assistant Government Pleader appearing for the respondent Nos.3 & 4 submits that the Women and Child Welfare Department would have to be made as party respondent to this Writ Petition.

The petitioner shall take steps to implead the said party as party respondent.

In the meanwhile, there shall be a direction to the respondent Nos.5 to 7 to pay the maintenance as determined by the 2nd respondent and update the dues, if any, payable by the next date of hearing.

Post the matter on 27.01.2026.

SD/- B.PRASAD RAO
DEPUTY REGISTRAR

//TRUE COPY//

SECTION OFFICER

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To,

1. The Principal Secretary, Department of Revenue, Secretariat, Velagapudi, Gunter, A. P.-52234, State of Andhra Pradesh (BY SPECIAL MESSENGER)
2. The District Collector, Nandyal District, Andhra Pradesh-518501
3. The Revenue Divisional Officer, Atmakur Division, Nandyal District, A.P. -518501
4. The Sub-Registrar, Atmakur Sub-division, Atmakur Village and Mandal, Nandyal District, AP. -518501
5. MD Abdul Rahman @Sriramulu, S/o P. Venkata Sivudu, Aged 43 Yrs, Occ: Agriculture, R/o H.No.1-17-74, Garib Nagar, Atmakur Village and Mandal, Nandyal District, Andhra Pradesh -518501
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(Addressee Nos.2 to 7 by RPAD)

8. One CC to SRI. P.VENKATA NARASIMHULU Advocate [OPUC]
9. Two CCs to GP FOR REVENUE, High Court Of Andhra Pradesh.
[OUT]

10. One spare copy

Kj

HIGH COURT

HN,J

DATED:07/01/2026

POST THE MATTER ON 27.01.2026

ORDER

WP.No.614 of 2026

DIRECTION

