

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

MONDAY, THE TWENTY SEVENTH DAY OF APRIL,
TWO THOUSAND AND TWENTY SIX

:PRESENT:

**THE HONOURABLE SRI JUSTICE BATTU DEVANAND
AND**

**THE HONOURABLE SRI JUSTICE A. HARI HARANADHA SARMA
IA No. 1 OF 2026**

IN

WP NO: 5456 OF 2026

Between:

Munnangi (Mamidi) Gouthami, D/oMunnangiPothureddy, aged about 39 years, Residing at Plot Number 104, Vedumula Home Land, Near NCC House, Symala Nagar 9th Line, Pattabhipuram (Guntur),Guntur,Andhra Pradesh - 522006.

Petitioner

AND

1. The State of Andhra Pradesh, Rep., by the Principal Secretary, Stamps and registration Department, Secretariate, Velagapudi, Amaravathi, Guntur District. – 523338.
2. The Authorised Officer, Tata Capital Housing Finance Limited, having its branch office at 5th Floor, RK Galleria, Service Road, Srinivasa Nagar Bank Colony, Kanuru, Andhra Pradesh - 520008.
3. The Sub-Registrar, Office of the Sub-Registrar, Nallapadu Road, Nallapadu, Guntur District,Andhra Pradesh - 522005.
 1. (being the jurisdictional registering authority in respect of the subject secured property)
4. Kanta Sunbabu, PAN- ARKPK8181F AADHAR -XXXX XXXX 9219
Address 10-100A, Mutluru, Guntur, Andhra Pradesh - 522212

5. Ashok Kasukurthi, PAN BCPPK9419R AADHAR XXXX XXXX 0816
Address B-22-74/2, 1st Line Sita Rama Nagar, Guntur, Andhra Pradesh
- 522001
6. Venkata Nagaraju Telaprolu, PAN AFSPT1832N AADHAR XXXX XXXX
2893 Address- 16-8-18, Soma Vari Street, old Guntur, Guntur, Andhra
Pradesh - 5222001
7. Kondepu Nageswararao, PAN- AYDPK9859Q AADHAR- XXXX XXXX
0157 Address 16-30-300, Lakshmi Nagar, 5th line guntur Kothapeta,
Guntur, Andhra Pradesh - 5222001

Respondent No. 4 to 7 are impleaded as per c.o dt. 27-04-2026 vide I.A No.3 of 2026 in W.P.No.5456 of 2026.

...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 of Mandamus or any other appropriate Writ, Order or Direction, declaring that the entire securitisation action initiated and continued by the Respondents in the name of a deceased borrower, including the paper publication, possession measures, sale notice(s), and the e-auction conducted on 20.01.2026, is without jurisdiction, void, illegal, arbitrary, and violative of the principles of natural justice, having been undertaken without recognising, impleading, or notifying the lawful legal heirs of Late Sri MunnangiPothu Reddy, and consequently quash and set aside the said e-auction dated 20.01.2026 together with all proceedings, actions, and consequences flowing therefrom, including any alleged confirmation of sale, and further issue a declare that no valid sale certificate can be issued, acted upon, registered, or given effect to pursuant to the impugned auction and directing the Respondents to forthwith restrain themselves from issuing, registering, or otherwise giving effect to any sale certificate in respect of the subject secured property;

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Petition under Section ~151 CPC is filed praying that in the circumstances stated in the affidavit filed in support of the petition, the High Court may be pleased to grant an interim stay of the operation and effect of the paper publication, the auction proceedings conducted on 20.01.2026, and all further steps pursuant thereto, including the issuance, confirmation, registration, or giving effect to any sale certificate in respect of the secured property, Pending disposal of WP No. 5456 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 the order of the High Court dated.25.02.2026 & 30.03.2026 made herein and upon hearing the arguments of SRI VADLAPATLA SAI MALLIK Advocate for the Petitioner and of GP FOR REGISTRATION AND STAMPS, Advocate for the Respondent Nos.1 & 3, the Court made the following;

ORDER

At request of the learned counsel for the respondents to file their counter affidavit, post on 15.06.2026.

Interim order granted earlier shall stand extended till the next date of hearing.

//TRUE COPY//

**SD/- P.SIVA SITA RAMA KUMAR
ASSISTANT REGISTRAR**

SECTION OFFICER

To,

1. One CC to SRI. VADLAPATLA SAI MALLIK Advocate [OPUC]
2. Two CCs to GP FOR REGISTRATION AND STAMPS, High Court Of Andhra Pradesh. [OUT]
3. One spare copy

HIGH COURT

DEV,J

&

AHHS,J

DATED: 27.04.2026

POST ON 15.06.2026

ORDER

IA No. 1 OF 2026

IN

WP NO: 5456 OF 2026



INTERIM ORDER EXTENDED