



**IN THE HIGH COURT OF ANDHRA PRADESH
AT AMARAVATI
(Special Original Jurisdiction)**

[3328]

WEDNESDAY, THE TWENTY SECOND DAY OF APRIL
TWO THOUSAND AND TWENTY SIX

PRESENT

**THE HONOURABLE SRI JUSTICE GANNAMANENI RAMAKRISHNA
PRASAD**

WRIT PETITION NO: 8506/2026

Between:

1. MANDADIA RAMANAYYA, S/O. MALAKONDAYYA, AGED ABOUT 61 YEARS, R/O.D.NO.49-36-25/1, NGOS COLONY, AKKAYYAPALEM, VISAKHAPATNAM, VISAKHAPATNAM DISTRICT.
2. MANIKONDA VIMALA,, W/O. LATE MANIKONDA CHINA KONDAYYA, AGED ABOUT 61 YEARS, R/O.D.NO.49-38-9/10, NGOS COLONY, AKKAYYAPALEM, VISAKHAPATNAM, VISAKHAPATNAM DISTRICT.

...PETITIONER(S)

AND

1. THE STATE OF AP, REP. BY ITS PRINCIPAL SECRETARY, MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPT., SECRETARIAT, VELAGAPUDI, AMARAVATI, GUNTUR DISTRICT.
2. VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY VMRDA, SIRIPURAM JUNCTION, VISAKHAPATNAM, REP. BY ITS METROPOLITAN COMMISSIONER.

...RESPONDENT(S):

Counsel for the Petitioner(S):

1. V SURYA KIRAN KUMAR

Counsel for the Respondent(S):

1. A VEERABHADRA RAO Addl. SC FOR VMRDA

2.GP MUNICIPAL ADMN AND URBAN DEV AP

The Court made the following:

ORAL ORDER:

Heard Sri V. Surya Kiran Kumar, learned Counsel for the Writ Petitioner and Sri A. Veera Bhadra Rao, learned Counsel representing Sri Ganesh Babu, learned Standing Counsel for Respondent No.2.

2. On the directions of this Court dated 17.04.2026, Sri N. Tej Bharath, I.A.S., Metropolitan Commissioner, VMRDA, is present in Court along with his Office Staff. He has also furnished Written Instructions today. The Written Instructions would indicate that the subject matter of the present Writ Petition relates to Plot Nos.9 and 10 in L.P.No.16 of 2011. Copy of it is supplied to the Counsel for the Writ Petitioner and the same is taken on record.

3. The Written Instructions would also indicate at the penultimate paragraph of Page 1, that an Interlocutory Application bearing I.A.No.1249 of 2019 was filed in the year 2019 seeking Condonation of Delay in the original unnumbered Suit. The said I.A. was conditionally allowed, subject to the Plaintiff paying a sum of Rs.15,000/- as costs to the Defendants on or before 22.07.2023. It is also stated that the previous Counsel representing the Plaintiff/Official Respondent herein failed to inform the VMRDA Office about this condition, thereby resulting in the dismissal of I.A.No.1249 of 2019 on 22.07.2023 due to non-payment of costs.

4. The Written Instructions would also indicate that on 21.04.2026, VMRDA has filed an Application for Restoration under Order IX Rule 9 of C.P.C, seeking to set aside the Order of dismissal dated 22.07.2023 and also seeking restoration of I.A.No.1249 of 2019. It is stated that the unnumbered Interlocutory Application in I.A.No.1249 of 2019 is now pending on the file of the Principal District Judge Court, Visakhapatnam.

5. This Court has noticed that various Suits were filed by the Official Respondents for cancellation of Sale Deeds in its Orders dated 06.04.2026 and 10.04.2026. The conduct of the Official Respondents, as Plaintiffs in various Suits, indicates that there is a gross level of inaction and lethargy on the part of the Officials of VMRDA, leading this Court to suspect the *bona fides* of the Officers who are pursuing the progress of the Suits.

6. Except stating that the conditional Order granted by the Trial Court in I.A.No.1249 of 2019 was not communicated by the Counsel for VMRDA, no further action has been taken by the Official Respondents either against the Counsel or the Officers concerned. At this stage, learned Counsel for the Petitioner would also submit that, *vide* Proceedings in G.O.Rt.No.221, Municipal Administration & Urban Development (VIG.I) Department, dated 24.03.2025, the Official Respondent/Government has withdrawn prosecution against various Officers of VMRDA.

7. Under the present circumstances, this Court is of the *prima facie* opinion that there has been no progress in the Suits filed by the Official Respondents. Therefore, this Court deems it appropriate to dispose of this Writ Petition with a direction to the Principal District and Sessions Judge, Visakhapatnam, to expedite all pending Interlocutory Applications in all the Suits filed by the Official Respondents for Cancellation of Sale Deeds, including I.A.No. Nil (GR No.5479) in I.A.No.1249 of 2019, and dispose of the same in accordance with law within a period of six (06) weeks from today, after issuing Notice to all necessary Parties. In any case, the learned Principal District and Sessions Judge, Visakhapatnam shall make an endeavour to complete the trial in all the pending Suits relating to Cancellation of Registered Sale Deeds of Plots in L.P.No.16 of 2011 within one year from today.

8. Since the Writ Petitioners herein are *bona fide* purchasers from the original owners and are in possession of Sale Deeds which are now sought to be cancelled, this Court deems it appropriate to direct the Principal District

and Sessions Judge, Visakhapatnam, to implead them as necessary Parties, if a proper Application is filed by them within two (02) weeks from the date of uploading of the order on the website of this Court.

9. With these observations and directions, this Writ Petition is disposed of. No order as to costs.

10. It is clarified that this Court has not made any observations on the merits of the case. Any observations made herein are only for the purpose of the present Writ Petition and shall not have any bearing on the Principal District and Sessions Judge, Visakhapatnam, while disposing of the Interlocutory Applications or proceeding with the pending Suits for expeditious disposal.

11. The presence of Sri N. Tej Bharath, I.A.S., Metropolitan Commissioner, VMRDA, is dispensed with.

12. Interlocutory Applications, if any, stand closed in terms of this order.

GANNAMANENI RAMAKRISHNA PRASAD, J

Dt: 22.04.2026

DSV

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HON'BLE SRI JUSTICE GANNAMANENI RAMAKRISHNA PRASAD

WRIT PETITION NO: 8506/2026

22.04.2026

DSV

HIGH COURT OF ANDHRA PRADESH AT AMARAVATHI**MAIN CASE No : WRIT PETITION NO: 8506/2026****PROCEEDING SHEET**

Sl. No	DATE	ORDER	Office Note
	22.04.2026	<p data-bbox="483 555 624 593"><u>GRKP, J</u></p> <p data-bbox="579 640 1046 757">Writ Petition is disposed of. (vide separate order)</p> <p data-bbox="483 920 544 954">DSV</p> <p data-bbox="1107 875 1251 913"><u>GRKP, J</u></p>	

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