



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

THURSDAY, THE FOURTEENTH DAY OF MAY
TWO THOUSAND AND TWENTY SIX

: PRESENT:

THE HONOURABLE DR JUSTICE Y. LAKSHMANA RAO
WRIT PETITION NO: 14524 OF 2026

Between:

Bandikadi Sunitha, W/o. Srinivasulu, Aged about 43 yrs, R/o. Door No. 11-89,
Govimdinne Village, Banaganepalle Mandal, Nandyal District, PIN - 518 135

Petitioner

AND

1. The State of Andhra Pradesh, Rep. by its Principal Secretary, Revenue (Registration) Department, Secretariat, Velgapudi, Amaravati, Guntur District, Andhra Pradesh - 522 237
2. The District Collector, Nandyal District, Nandhyal - 518 501
3. The Joint Collector, Nandyal District, Nandhyal - 518 501
4. The Revenue Divisional Officer, Nandyal Mandal, Nandyal District-518 501
5. The Tahsildar, Chagalamarri Mandal, Nandyal District - 518 553
6. Sri. Bavireddy Nageswara Reddy, S/o. B.Narayana Reddy Age not known to the petitioner, R/o. Bodemmanuru Village and Mandal, Uyyalawada Mandal, Nandyal District-518 155.

7. Sri. Bollu Andru, S/o. Yehoon, Aged about 61 years, R/o. Door No. 1-91, Bramhanapalli Village, Chagalamarri Mandal, Nandyal District - 518 553
8. The Sub-Registrar, Owk Mandal Kurnool District-518 122

Respondents

WHEREAS the Petitioner above named through her Advocate Sri Papudippu Sashidar Reddy, presented this 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 or direction or a writ one in the nature of Writ of Mandamus seeking to the action of the Respondents in entertaining a PGRS Application for cancellation of the sale deed registered as Doc.No.2346 of 2023 registered on the file of the Joint Sub-Register office, Owk in connection with the land in an extent of Ac 4.44 cents situated in Sy.No.203/5A situated in Peddabhodhanam Village, Chagalamarri Mandal, Nandhyala District as illegal, arbitrary, discriminatory, unjust, contrary to the provisions of Registration Act, 1908, violative of Articles 14, 21 and 300A of the Constitution of India and in violation of principles of natural justice and consequently direct the Respondents to drop all further proceedings in furtherance of the PGRS Complaint raised by the 6th Respondent.

AND WHEREAS the High Court upon perusing the petition and affidavit filed herein and upon hearing the arguments of Sri Papudippu Sashidar Reddy, Advocate for the Petitioner, and of GP for Revenue for Respondent Nos. 1 to 5, directed issue of notice to the Respondent Nos. 6 to 8 herein to show cause as to why this WRIT PETITION should not be admitted.

You viz:

1. Sri. Bavireddy Nageswara Reddy, S/o. B.Narayana Reddy Age not known to the petitioner, R/o. Bodemmanuru Village and Mandal, Uyyalawada Mandal, Nandyal District-518 155.
2. Sri. Bollu Andru, S/o. Yehoon, Aged about 61 years, R/o. Door No. 1-91, Bramhanapalli Village, Chagalamarri Mandal, Nandyal District - 518 553
3. The Sub-Registrar, Owk Mandal Kurnool District-518 122

are be and hereby directed to show cause on or before 15.06.2026 to which date the case stands posted 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.

IA NO: 1 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 stay all further proceedings in pursuance of the enquiry initiated by the 3rd Respondent, Pending disposal of WP No.14524 of 2026, on the file of the High Court.

The Court made the following: ORDER

Heard the learned counsel for the petitioner and the learned Assistant Government Pleader for Revenue appearing for respondent Nos. 1 to 5.

Issue notice to respondent Nos. 6 to 8.

Learned counsel for the petitioner is permitted to take out personal notice to respondent Nos. 6 to 8 through Registered Post

Acknowledgment Due and file proof of service before the Registry by the next date of hearing.

The learned counsel for the petitioner submits that the petitioner purchased the immovable property from the 7th respondent. The 6th respondent submitted a PGRS complaint dated 07.07.2025 before the 3rd respondent stating that he intended to purchase the immovable property from the 7th respondent, but the same was purchased by the petitioner. In the said PGRS complaint, the 6th respondent sought cancellation of the registration of the immovable property in favour of the petitioner on the allegation that certain duplicate documents were involved.

He contends that the 3rd respondent has no power under any provision of law to conduct any enquiry into the matter. He further submits that, if at all the 6th respondent suspected any foul play on the part of the petitioner, he ought to have approached the jurisdictional police.

Considering the entire facts and circumstances of the case, there shall be an interim stay of all further proceedings pursuant to the enquiry initiated by the 3rd respondent based on the PGRS complaint submitted by the 6th respondent, pending disposal of the writ petition.

List the matter after the Summer Vacation, 2026

//TRUE COPY//

**SD/- S.SHYAMALA
ASSISTANT REGISTRAR
SECTION OFFICER**

To,

1. The Principal Secretary, State of Andhra Pradesh, Revenue (Registration) Department, Secretariat, Velgapudi, Amaravati, Guntur District, Andhra Pradesh - 522 237
2. The District Collector, Nandyal District, Nandhyal - 518 501
3. The Joint Collector, Nandyal District, Nandhyal - 518 501
4. The Revenue Divisional Officer, Nandyal Mandal, Nandyal District-518 501
5. The Tahsildar, Chagalamarri Mandal, Nandyal District - 518 553 (1 to 5 by RPAD)
6. Sri. Bavireddy Nageswara Reddy, S/o. B.Narayana Reddy Age not known to the petitioner, R/o. Bodemmanuru Village and Mandal, Uyyalawada Mandal, Nandyal District-518 155.
7. Sri. Bollu Andru, S/o. Yehoon, Aged about 61 years, R/o. Door No. 1-91, Bramhanapalli Village, Chagalamarri Mandal Nandyal District - 518 553
8. The Sub-Registrar, Owk Mandal Kurnool District-518 122 (6 to 8 by RPAD- along with a copy of petition and memorandum of grounds)
9. One CC to Sri. Papudippu Sashidar Reddy, Advocate [OPUC]
10. Two CCs to GP for Revenue, High Court of Andhra Pradesh [OUT]
11. One spare copy

HIGH COURT

DR.YLR, J

DATED: 14/05/2026

LIST THE MATTER AFTER SUMMER VACATION - 2026

NOTICE BEFORE ADMISSION

WP.No.14524 of 2026

INTERIM STAY

