

[3239]

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

THURSDAY, THE ELEVENTH DAY OF JUNE
TWO THOUSAND AND TWENTY SIX

:PRESENT:

THE HONOURABLE SRI JUSTICE K SURESH REDDY ✓
WRIT PETITION NO: 15371 OF 2026



Between:

1. Hemasundar Constructions situated at Darmavarm, Rep.by its Managing Partner, Bantroth Venkata Ramanaiah, S/o.B.Madanna, aged about 63 years,
2. Chadipiralla Govardhan Reddy, S/o.C.Ramanyaneya Reddy, Aged about 37 years, Occ: Business, R/o.D.No.2-42, Devagudi Village, Jammalamadugu Mandal, YSR Kadapa District.
3. Bantroth Venkata Ramanaiah, S/o.B.Madanna, Aged about 63 years, Occ: Business, R/o. D.No.1-118, Maddapuram Village, Veldurthy Mandal, Kurnool District

Petitioner/s

AND

1. The State of Andhra Pradesh, rep., by its Principal Secretary Revenue Department, Secretariat Buildings, Velagapudi, Amaravathi, Guntur District - 522238.
2. The District Collector, Kurnool District, Kurnool - 518002.
3. The District Registrar, Kurnool Registration District, Kurnool-518002.
4. The Joint Sub-Registrar, Kurnool SRO, Kurnool - 518002.
5. The A.P State Finance Corporation, rep., by its Branch Manager, Kurnool Branch, B Camp, Kurnool, Kurnool District - 518002.
6. C.Innaiah Reddy, S/o.Late.ChintalaCheruvuRayapu Reddy, Aged about unknown years, R/o.Onteddupalli Village, Kakaravada Post, Uyyalawada Mandal, Allagadda Taluk, Nandyala District - 518145.

Respondent/s

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 an appropriate writ order direction more particularly one in nature of Writ of Mandamus declaring Notice in No.2/G/1323/2026, dated 26.05.2026 issued by the respondent No.3 directing us to appear on 11.06.2026 at Kurnool Registration office for verification of the records and documents stating that we have created fake and fabricated documents vide Documents No.8589/2019 and 29603 of 2024 on the file The Joint Sub-Registrar, Kurnool SRO, Kurnool for the land in an extent of Ac.2.58 cents in Sy.No.92 of Dinneperupadu Village, Kurnool Mandal, Kurnool District as one without jurisdiction and bereft of power, arbitrary, illegal, colourable exercise, contrary to the well established legal principles and the Registration Act, 1908 apart from being violative of the Fundamental and Constitutional Rights guaranteed to us under Articles 14, 19, 21 and 300-A of the Constitution of India and consequently set aside the Notice in N0.2/G/1323/2026, dated 26.05.2026 issued by the respondent No.3.

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 suspend the operation of the Notice in N0.2/G/1323/2026, dated 26.05.2026 issued by the respondent No.3, Pending disposal of WP 15371 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 B.ABHAY SIDDHANTH MOOTHA, Advocate for the Petitioners, learned GP FOR REVENUE for the Respondent Nos.1&2, learned GP FOR REGISTRATION & STAMPS for the Respondent Nos.3&4, the Court made the following

ORDER:

Questioning the notice issued by the 3rd respondent in No.2/G/1323/2026, dated 26.05.2026, asking the petitioners to appear

before him on 11.06.2026 at about 3.30 p.m., for verification of the records and documents, stating that the petitioners created fake and fabricated documents vide document Nos.8589 of 2019, and 29603 of 2024 on the file of the Joint SubRegistrar, Kurnool SRO, Kurnool, for the land admeasuring an extent of Ac. 2.58 cents in survey No.92 of Dinnedavarapadu Village, Kurnool Mandal, Kurnool District, the present writ petition is filed by way of lunch motion.

Learned counsel for the petitioners contends that respondent No.3 has no jurisdiction to issue such notice.

On the other hand, the learned Government Pleader for Revenue produced written instructions of the District Registrar, Kurnool District, dated 11.06.2026. In the written instructions, it is stated that the enquiry was initiated pursuant to the complaint under Section 77-A of the Registration Act and it is still in progress and no final orders have been passed.

Learned Government Pleader for Revenue for respondent Nos.1 and 2 as well as learned Standing Counsel for respondent No.5 and learned counsel for respondent No.7 seek time to file their counters.

At their request, post the matter after two (2) weeks.

Till then, respondent No.3 is directed not to pass any final orders in the matter, but the proceedings and enquiry may go on.

//TRUE COPY//

SD/- K.R.V.S.SUBBRAHMANYAM
ASSISTANT REGISTRAR
SECTION OFFICER

To,

1. The District Registrar, Kurnool Registration District, Kurnool-518002.
(BY SPEED POST)
2. One CC to SRI. B.ABHAY SIDDHANTH MOOTHA Advocate
[OPUC]

3. Two CCs to GP FOR REVENUE ,High Court Of Andhra Pradesh.
[OUT]
4. Two CCs to GP FOR REGISTRATION & STAMPS, High Court Of
Andhra Pradesh. [OUT]
5. One spare copy

KJ

HIGH COURT

KSR,J

DATED:11/06/2026

POST THE MATTER AFTER TWO (2) WEEKS

ORDER

WP.No.15371 of 2026

DIRECTION

