

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

**TUESDAY, THE FIFTH DAY OF AUGUST,
TWO THOUSAND AND TWENTY FIVE**

:PRESENT:

**THE HONOURABLE SRI JUSTICE TARLADA RAJASEKHAR RAO
WRIT PETITION NO: 20446 OF 2025**

Between:

Namburu Nageswara Rao, S/o. Nagendram, aged about 45 years,
Occupation Business, R/o. D.No. 25-1 Nambur Village, Guntur District.

...Petitioner

AND

1. The State of Andhra Pradesh, Rep. by its Principal Secretary, Revenue (Registration and Stamps) Department, Secretariat Buildings, Velagapudi, Guntur District.
2. The Inspector General, Registration and Stamps , V SQUARE Buildings, KSR Park Road Ward No.2, Opp. YSRCP Central Office Tadepalli Mandal, Guntur District.
3. The District Collector, Prakasam, Prakasam District
4. The District Registrar, Prakasam District.
5. The Sub Registrar, Podili, Prakasam District.
6. The Sub Registrar, Pedakakani, Guntur District.
7. Lankireddy Srinivasa Reddy, S/o. Veera Reddy, aged 51 years, R/o. D.No. 2-166, Indiranagar, Behind Vidya Vikas, Satrampadu, Eluru West Godavari District.
8. Peddireddy Suryaprakas Reddy, S/o. Venkata Krishna Reddy, Aged 47 years, R/o. 7-338/5-5, Mangamur Road Ongole Town, Prakasam District.

9. Tanga Srinivasa Rao, S/o. Lakshminarayana, Aged 55 years. Near Geethanjali School, Satyanarayanapuram, Ongole Town, Prakasam District.

...Respondents

Petition under Article 226 of the Constitution of India is filed praying that in the circumstances stated in the affidavit filed therewith, the High Court may be pleased to issue writ, order or direction, particularly one in the nature of a Writ of Mandamus, directing as follows

1. To declare that the action of the Sub-Registrar, Podili (Respondent No.5), in registering the Revocation/Cancellation Deed dated 05-07-2025, bearing Document No. 4733 of 2025, which cancels the Power of Attorney dated 30-08-2019, bearing Document No. 4260 of 2019, without adhering to the procedure mandated under Rule 26(k)(i) of the Andhra Pradesh Rules framed under the Indian Registration Act, is illegal, arbitrary, and violative of statutory procedure

2. To declare that the Cancellation Deed dated 05-07- 2025, bearing Document No. 4733 of 2025, is inoperative, illegal, arbitrary, and was registered as a colorable exercise of power by the 5th Respondent, and to consequently declare the said deed as illegal and null;

IA NO: 1 OF 2025:

Petition under Section 151 CPC is filed praying that in the circumstances stated in the affidavit filed in support of the writ petition, the High Court may be pleased to suspend the operation of the Cancellation Deed dated 05.07.2025, bearing Document No.4733 of 2025, and to keep in abeyance the irrevocable Power of Attorney purportedly executed by the 7th Respondent in favour of the 8th and 9th Respondents, pending disposal of WP.No.20446 of 2025, 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 M/s

Mallavolu Nikitha, Advocate for the Petitioner and GP for Stamps & Registration for the Respondent Nos.1 to 6, the Court made the following;

ORDER:

“Learned counsel for the petitioner is permitted to take out personal notice on the unofficial respondents through registered post with acknowledgment due and file proof of service in the Registry.

As the Cancellation Deed dated 05.07.2025 was executed for cancellation of the General Power of Attorney-cum-Development Agreement unilaterally without notice to the petitioners, hence there shall be interim suspension of the operation of the Cancellation Deed dated 05.07.2025.

List the matter after two weeks.

Meanwhile, learned Government Pleader for Registration and Stamps directed to secure instructions.”

**SD/- M.SRINIVAS
ASSISTANT REGISTRAR
SECTION OFFICER**

//TRUE COPY//

For ,

To,

1. The Principal Secretary, State of Andhra Pradesh, Revenue (Registration and Stamps) Department, Secretariat Buildings, Velagapudi, Guntur District. (by **Special Messenger**)
2. The Inspector General, Registration and Stamps, V SQUARE Buildings, KSR Park Road Ward No.2, Opp. YSRCP Central Office Tadepalli Mandal, Guntur District.
3. The District Collector, Prakasam, Prakasam District
4. The District Registrar, Prakasam District.
5. The Sub Registrar, Podili, Prakasam District.
6. The Sub Registrar, Pedakakani, Guntur District.

7. Lankireddy Srinivasa Reddy, S/o. Veera Reddy, R/o. D.No. 2-166, Indiranagar, Behind Vidya Vikas, Satrampadu, Eluru West Godavari District.
8. Peddireddi Suryaprakas Reddy, S/o. Venkata Krishna Reddy, R/o. 7-338/5-5, Mangamur Road Ongole Town, Prakasam District.
9. Tanga Srinivasa Rao, S/o. Lakshminarayana, Near Geethanjali School, Satyanarayanapuram, Ongole Town, Prakasam District.
(Addressee Nos.2 to 9 by **RPAD**)

10. One CC to M/s Mallavolu Nikitha, Advocate [OPUC]
11. Two CCs to GP for Stamps & Registration, High Court of Andhra Pradesh. [OUT]
12. One spare copy

MM

HIGH COURT

TRR,J

DATED:05/08/2025

LIST THE MATTER AFTER TWO WEEKS

ORDER

WP.No.20446 of 2025

DIRECTION

