

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

**MONDAY, THE TWENTY NINTH DAY OF JUNE
TWO THOUSAND AND TWENTY SIX**

: PRESENT:

THE HONOURABLE MS JUSTICE B S BHANUMATHI

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. Peddireddi 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 the earlier order of the High Court dated. 05.08.2025, 19.08.2025, 08.09.2025, 30.10.2025, 02.03.2026 & 28.04.2026 made herein and upon hearing the arguments of M/s Mallavolu Nikitha, Advocate for the Petitioner and of GP for Stamps & Registration, for the Respondent Nos.1 to 6, and of Sri Dheera Kanishka, Advocate for Respondent No.7, and of Sri B Vamsi Krishna, Advocate for Respondent Nos. 8 & 9, the Court made the following;

ORDER:

At request, for bringing the legal representatives of the deceased unofficial respondent, post on 14.07.2026.

Interim order granted earlier is extended till then.

//TRUE COPY//

**SD/- P.S.V.R.SEKHAR
ASSISTANT REGISTRAR
SECTION OFFICER**

To,

1. One CC to M/s Mallavolu Nikitha, Advocate [OPUC]
2. One CC to Sri Dheera Kanishka, Advocate [OPUC]
3. One CC to Sri B Vamsi Krishna, Advocate [OPUC]
4. Two CCs to GP for Stamps & Registration, High Court of Andhra Pradesh. [OUT]
5. One spare copy

HIGH COURT

BSB, J

DATED: 29.06.2026

POST ON 14.07.2026

ORDER

WP.No.20446 of 2025

INTERIM ORDER EXTENDED

