

APHC010398182026



(SHOW CAUSE NOTICE BEFORE ADMISSION)
IN THE HIGH COURT OF ANDHRA PRADESH
AT AMARAVATI
(Special Original Jurisdiction)



TUESDAY, THE 4th DAY OF AUGUST 2026
PRESENT

THE HONOURABLE SRI JUSTICE BATTU DEVANAND
AND
THE HONOURABLE SMT JUSTICE SUNITHA GANDHAM
WRIT PETITION NO: 21774 OF 2026

Between:

Mallikarjuna Kondapaneni, S/o. Subbaramaiah Kondapaneni, Aged about 41 years, Occ: Chartered Accountant, R/o. 1/2, Gurugupalli Village, Malemarpuram Post, Chitvel Mandal, YSR Kadapa District, Andhra Pradesh - 516104.

...Petitioner

AND

1. The State of Andhra Pradesh, Rep. by its Principal Secretary, Registration and Stamps Department, Secretariat Buildings, Velagapudi, Amaravati, Guntur District - 522238.
2. The Joint SubRegistrar, Sub-Registrar Office, Mandadam, Thullur Mandal, Guntur District - 522237.
3. The Union Bank of India, Asset Recovery Branch (ARB), Rep. by its Authorised Officer, Door No.26-15-150, Andhra Bank Building, Chagalraopeta, Visakhapatnam - 530001.
4. The Assistant General Manager and Branch Head, Union Bank of India, Asset Recovery Branch, Visakhapatnam- 530001.

...Respondent/s

WHEREAS the petitioner above named through his Advocate SRI P SAI SURYA TEJA presented this Petition under Article 226 of the Constitution of India praying that in the circumstances stated in the affidavit therewith, the High Court may be pleased to issue an appropriate Writ, Order or Direction, more particularly one in the nature of Writ of Mandamus, declaring

the action of the respondents, more particularly the 2nd respondent in issuing the proceedings vide Letter No.Nil/2026 dated 17.07.2026 returning the Sale Certificates dated 13.10.2025 issued by the Authorised Officer of Union Bank of India under Rule 9(6) of the Security Interest (Enforcement) Rules, 2002 in, respect of the properties admeasuring 540 Sq. Yards situated in Plot No. 6-74-341-2127-12- C3 of Lingayapalem Village and 690 Sq. Yards situated in Plot No. 7-85-405-2177-4-K9 of Velagapudi Village, Thullur Mandal, Guntur District, purchased by the petitioner in the public auction conducted under the provisions of the SARFAESI Act, 2002, as contrary to law, illegal, arbitrary, without jurisdiction contrary to the provisions of the SARFAESI Act, 2002, the Security Interest (Enforcement) Rules, 2002, the Registration Act, 1908, violative of Articles 14, 141 and 300A of the Constitution of India and contrary to the law declared by the Honble Supreme Court of India, and consequently set aside the impugned proceedings and direct the respondents to receive and act upon the two Sale Certificates dated 13-10-2025, issued by the Authorised Officer of the Union Bank of India in favour of the petitioner, by filing the same in Book No.I as per Section 89 of the Registration Act, 1908.

AND WHEREAS the High Court upon perusing the petition and affidavit filed herein and upon hearing the arguments of SRI P SAI SURYA TEJA Advocate for Petitioner, directed issue of notice to the Respondent Nos.3 and 4, herein to show cause as to why this WP should not be admitted

You viz:

1. The Authorised Officer, Union Bank of India, Asset Recovery Branch (ARB), Door No.26-15-150, Andhra Bank Building, Changalraopeta, Visakhapatnam - 530001.
2. The Assistant General Manager and Branch Head, Union Bank of India, Asset Recovery Branch, Visakhapatnam- 530001.

are be and hereby directed to show cause 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 WP should not be admitted on or before 25.08.2026 on which date the case stands posted for hearing.

IA NO: 1 OF 2026

Petition under Section 151 CPC is filed praying that in the circumstances stated in the affidavit filed in support of the petition, the High Court may be pleased direct the 2nd respondent to receive and act upon the Sale Certificates dated 13.10.2025 issued in favour of the petitioner by the Authorised Officer of Union Bank of India by filing the same in Book No.1 as per Section 89 of the Registration Act, 1908, pending disposal of WRIT PETITION 21774 of 2026, on the file of the High Court

The Court made the following: ORDER

Notice before admission.

Learned Government Pleader for Stamps and Registration takes notice to the Respondent Nos.1 and 2.

Issue notice to the Respondent Nos.3 and 4.

Learned counsel for the petitioner is permitted to take out personal notice to the Respondent Nos.3 and 4 by RPAD and file proof of service within a period of two (02) weeks.

Post on 25.08.2026.

//TRUE COPY//

**Sd/-N.SRINIVASA RAO
ASSISTANT REGISTRAR
SECTION OFFICER**

To,

1. The Authorised Officer, Union Bank of India, Asset Recovery Branch (ARB), Door No.26-15-150, Andhra Bank Building, Changalraopeta, Visakhapatnam - 530001.
2. The Assistant General Manager and Branch Head, Union Bank of India, Asset Recovery Branch, Visakhapatnam- 530001.(1 & 2 by **SPAD- along with a copy of petition and memorandum of grounds**)
3. One CC to SRI. P SAI SURYA TEJA Advocate [OPUC]
4. Two CCs to GP FOR REGISTRATION AND STAMPS High Court of Andhra Pradesh [OUT]
5. **Two spare copies.**

KSR

HIGH COURT

DEV, J

&

SUN, J

DATED:04/08/2026

Post on 25.08.2026.

NOTICE BEFORE ADMISSION

WP No. 21774 OF 2026

