

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



FRIDAY, THE TWELFTH DAY OF AUGUST
TWO THOUSAND AND TWENTY TWO

:PRESENT:

**THE HONOURABLE SRI JUSTICE D RAMESH
WRIT PETITION NO: 25472 OF 2022**

Between:

1. Maganti Subrahmanya Chowdary, S/o M.Mallikarjuna Rao, Aged about 66 years Occ. Doctor, R/o Plot No.5-6, Door.No 59-8-7, Vasudha Apartments, Gayathri Nagar, Vijayawada.
2. Maganti Adarsh, S/o M.Subrahmanya Chowdary, Aged about 42 years Occ. Business, R/o Plot No.5-6, Door.No 59-8-7, Vasudha Apartments, Gayathri Nagar, Vijayawada.
3. Maganti Anootha, W/o V.Sarosh, Aged about 36 years, Occ. Business, R/o Plot No.5-6, Door.No 59-8-7, Vasudha Apartments, Gayathri Nagar, Vijayawada.

... Petitioners

AND

1. The State of Andhra Pradesh, Represented by its Principal Secretary (Stamps and Registration), Secretariat, Amaravati, Andhra Pradesh.
2. The Inspector-General of Registration and Stamps, Off. Door No.5-59, R.K.Spring Valley Apartments, Edupugallu, Kankipadu Mandal, Vijayawada 521 151.
3. The District Registrar,, Off. District Registrar of Assurances Stamps and Registration Department, Guntur 522 660.
4. The Sub-Registrar, Mangalagiri, Near Police Station, Guntur 522 660.
5. The Joint Sub-Registrar, Mangalagiri, Near Police Station, Guntur 522 660.
6. M/s Manjeera Constructions Limited., A Company incorporated under the Companies Act, 2013 Manjeera Trinity Corporate, JNTU Hitech City Road, Kukatpally Hyderabad 500 072, Represented by its Managing Director, G.Yoganand, S/o Late G Chennakesavulu, Aged about 61 years, R/o Plot No.18, Ashwini Heights, Road No -70. Jubilee Hills Hyderabad 500 033.
7. N.B.Kavayashree,, W/o N.Bharath Guptat ,Aged about 35 years, Occ. Government Service, R/o Door No.48-13-19/2, 3rd Floor, Sri Sal Enclave, Opp .Krishna Godavari Apts., Ramachandra Nagar, Vijayawada.

.... Respondents

WHEREAS the Petitioner above named through their Advocate Sri M R K CHAKRAVARTHY 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, more particularly one in the nature of writ of mandamus declaring the action of the Respondent Nos.3 to 5 in not following the procedure under Section 35(3) and Sections 23, 35 of the Registration Act, 1908 and in registering the alleged Sale Deed No.8154 of 2022 dated 18/07/2022 executed by the Sixth Respondent in favour of the Seventh Respondent in respect of Flat No.705, 'Vijaya' Block with a carpet area of 732 Sq.ft with one Parking Space ad-measuring 113 Sq.ft in the Sub-Cellar along with 31 Sq.yds un-divided share of land out of land-admeasuring 24,006 Sq.yds situated in RS.No.399 and 399/1 at Atmakuru Village, Magalagiri Mandal, Guntur District as illegal, violative of principles of natural justice and Articles 14, 19, 21 and 300 A of the Constitution of India and consequently direct the Respondent Nos.3 to 5 to cancel the registration of the Sale Deed No.8154 of 2022 dated 18/07/2022 in the books and records under the Act, and not to entertain any registrations of documents executed by the Sixth Respondent in respect of 'Manjeera Monarch Apartments' situated in land-admeasuring 24,006 Sq.yds in RS.No.399 and

399/1 at Atmakuru Village, Magalagiri Mandal, Guntur District and to direct the First Respondent to forthwith initiate disciplinary action against Respondent Nos.2 to 5.

AND WHEREAS the High Court upon perusing the petition and affidavit filed herein and upon hearing the arguments of Sri M R K CHAKRAVARTHY Advocate for the Petitioner and GP for Stamps and Registration for Respondent Nos.1 to 5, directed issue of notice to the Respondents herein to show cause as to why this WRIT PETITION should not be admitted.

You viz:

1. The Principal Secretary (Stamps and Registration), Secretariat, State of Andhra Pradesh, Amaravati, Andhra Pradesh.
2. The Inspector-General of Registration and Stamps, Off. Door No.5-59, R.K.Spring Valley Apartments, Edupugallu, Kankipadu Mandal, Vijayawada 521 151.
3. The District Registrar, Off. District Registrar of Assurances Stamps and Registration Department, Guntur 522 660.
4. The Sub-Registrar, Mangalagiri, Near Police Station, Guntur 522 660.
5. The Joint Sub-Registrar, Mangalagiri, Near Police Station, Guntur 522 660.
6. The Managing Director, M/s Manjeera Constructions Limited., A Company incorporated under the Companies Act, 2013 Manjeera Trinity Corporate, JNTU Hitech City Road, Kukatpally Hyderabad 500 072, G.Yoganand, S/o Late G Chennakesavulu, R/o Plot No.18, Ashwini Heights, Road No -70. Jubilee Hills Hyderabad 500 033.
7. N.B.Kavayashree, W/o N.Bharath Guptat, Occ. Government Service, R/o Door No.48-13-19/2, 3rd Floor, Sri Sal Enclave, Opp .Krishna Godavari Apts., Ramachandra Nagar, Vijayawada.

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 WRIT PETITION should not be admitted, within in four weeks on which date the case stands posted for hearing.

**The Court made the following:
ORDER:**

"Notice to the respondents.

Learned counsel for the petitioners is permitted to take out personal notice on respondent Nos. 6 and 7 by RPAD and file proof of service into registry.

Post this case after four (4) weeks. In the meanwhile, learned Government Pleader is directed to file the counter"

//TRUE COPY//

**Sd/-M.RAMESH BABU
DEPUTY REGISTRAR**

For SECTION OFFICER

To,

1. The Principal Secretary (Stamps and Registration), Secretariat, State of Andhra Pradesh, Amaravati, Andhra Pradesh.
2. The Inspector-General of Registration and Stamps, Off. Door No.5-59, R.K.Spring Valley Apartments, Edupugallu, Kankipadu Mandal, Vijayawada 521 151.
3. The District Registrar, Off. District Registrar of Assurances Stamps and Registration Department, Guntur 522 660.
4. The Sub-Registrar, Mangalagiri, Near Police Station, Guntur 522 660.
5. The Joint Sub-Registrar, Mangalagiri, Near Police Station, Guntur 522 660.
6. The Managing Director, M/s Manjeera Constructions Limited., A Company incorporated under the Companies Act, 2013 Manjeera Trinity Corporate, JNTU

Hitech City Road, Kukatpally Hyderabad 500 072, G.Yoganand, S/o Late G Chennakesavulu, R/o Plot No.18, Ashwini Heights, Road No -70. Jubilee Hills Hyderabad 500 033.

7. N.B.Kavayashree, W/o N.Bharath Guptat, Occ. Government Service, R/o Door No.48-13-19/2, 3rd Floor, Sri Sal Enclave, Opp .Krishna Godavari Apts., Ramachandra Nagar, Vijayawada. (1 to 7 by RPAD- along with a copy of petition and memorandum of grounds)
8. One CC to SRI. M R K CHAKRAVARTHY Advocate [OPUC]
9. Two CCs to GP FOR REGISTRATION AND STAMPS (AP) ,High Court Of Andhra Pradesh. [OUT]
10. **One spare copy**

pr

HIGH COURT

DRJ

DATED:12/08/2022

POST THIS CASE AFTER FOUR WEEKS.

NOTICE BEFORE ADMISSION

WP.No.25472 of 2022

