

IN THE HIGH COURT OF ANDHRA PRADESH AT AMARAVATI
TUESDAY, THE SECOND DAY OF SEPTEMBER
TWO THOUSAND AND TWENTY FIVE

:PRESENT:

THE HONOURABLE SRI JUSTICE R RAGHUNANDAN RAO

AND

THE HONOURABLE SRI JUSTICE T.C.D.SEKHAR

IA No. 5 OF 2025

IN

WA NO: 917 OF 2025

Between:

1. South Andhra Lutheran Church, Represented by its Chairman, Board of Trustees Nellore Ramya Suresh, O/o Central Church Office, East Mission Compound, Tirupati, 517501.
2. South Andhra Lutheran Church, Represented by its Treasurer B. Sri Harsha Anurag Kumar, S/o Vijay Kumar, Aged 39 years O/o Central Church Office, East Mission Compound, Tirupati, 517501.

...Petitioner(s)

(Appellants in WA 917 OF 2025

on the file of High Court)

AND

1. Karlapudi Sri Hari, S/o Jayramayya, Aged about 46 years, Occupation contractor. Door no.9-8-11, Parkstreet, Sullurpet town and Mandal, Tirupathi

...Respondent/Writ Petitioner

2. The State of Andhra Pradesh, Rep.by the Commissioner and IG of Stamps and Registration, A.P Secretariat, Velagapudi, Amaravathi, Guntur District
3. The District Registrar, Tirupathi, Andhra Pradesh
4. The Sub Registrar, Sullurpeta Andhra Pradesh

...Respondents/Respondents



5. Kasimala Narsaiah, S/o Kasimala Venkataiah, Aged about 70 years,
Occ Retired Employee, Church Compound, Rapur, Nellore, Andhra
Pradesh 524408

6. The Sub-Registrar, Patamata, NTR District

...Respondent(s)
(Respondents in-do-)

Counsel for the Petitioners : M/s A SATYASIRI

Counsel for the Respondent No.1: SRI RAM BABU DEVAVARAPU

**Counsel for the Respondent Nos.2 to 4: GP FOR STAMPS &
REGISTRATION**

Petition under Section 151 of CPC is filed praying that in the
circumstances stated in the affidavit filed in support of the petition, the High
Court may be pleased to direct the Respondent No.1/Writ Petitioner, not to
alienate the subject property of the sale deed dated 16.05.2025, Pending
disposal of WA No. 917 of 2025, on the file of the High Court.

The court while directing issue of notice to the Respondents herein to
show cause as to why this application should not be complied with, made the
following order. (The receipt of this order will be deemed to be the receipt of
notice in the case).

ORDER:

This is an application filed to direct the 1st respondent not to
alienate the subject property of the sale deed, dated 16.05.2025.

Heard Sri M. S. Prasad, learned Senior Counsel appearing for Ms.
Satyasiri, learned counsel for the appellant and Sri Ram Babu

Devavarapu, learned counsel for the 1st respondent and the learned Assistant Government Pleader for Registration and Stamps appearing for the official respondents.

Sri M. S. Prasad, learned Senior Counsel would contend that the 1st respondent had purchased property from his vendor, who is arrayed as proposed 5th respondent, admeasuring 158 sq. yards approx., which is situated in D.No.10-323 in Sy. No.14/1 of Sulerpet Municipality, even though the said vendor did not have any title to the land. The learned Senior Counsel would also contend that the transaction is vitiated by fraud, as the respondents 5 & 6, after obtaining orders from this Court, which are presently impugned in the Writ Appeal, directing the Sub-Registrar not to proceed to register the sale deed, had approached the Sub-Registrar, Patamata and got registered the said document with significant variations between the document placed before this Court and the document which was finally registered by the Sub-Registrar, Patamata.

Sri D. Ram Babu, learned counsel for the 1st respondent would contend that the transaction in question was a bona fide transaction and his vendor had clear title to the land. He seeks time to file counter affidavit, setting out the facts.

Prima facie, this Court is of the view that it would be appropriate to ensure that there are no alienations in this property, pending disposal of the Writ Appeal.

Accordingly, there shall be a direction to the 1st respondent not to alienate the said property and with a further direction to respondents 4 & 6 not to register any document of alienation relating to the aforesaid property, pending further orders.

This order is subject to any direction that may be given in W.P.No.10818 of 2025, which is filed by the vendee of the appellant.

Sd/- K.TATA RAO
DEPUTY REGISTRAR

//TRUE COPY//

SECTION OFFICER

For

To,

1. Karlapudi Sri Hari, S/o Jayramayya, Aged about 46 years, Occupation contractor, Door no.9-8- 11, Parkstreet, Sullurpet town and Mandal, Tirupathi
2. The Commissioner and IG of Stamps and Registration, State of Andhra Pradesh, A.P Secretariat, Velagapudi, Amaravathi, Guntur District **(by Special Messenger)**
3. The District Registrar, Tirupathi, Andhra Pradesh
4. The Sub Registrar, Sullurpet Andhra Pradesh
5. Kasimala Narsaiah, S/o Kasimala Venkataiah, Aged about 70 years, Occ Retired Employee, Church Compound, Rapur, Nellore, Andhra Pradesh 524408
6. The Sub-Registrar, Patamata, NTR District **(Addressees 1, 3 to 6 By RPAD)**
7. One CC to SRI. A SATYASIRI Advocate [OPUC]
8. One CC to SRI. RAM BABU DEVAVARAPU Advocate [OPUC]
9. Two CCs to GP FOR STAMPS & REGISTRATION, High Court of Andhra Pradesh [OUT]
10. **Two spare copies**

PSR

HIGH COURT

RRR,J
&
TCDS,J

DATED:02/09/2025

NOTE: POST ON 23.09.2025.

ORDER

IA No. 5 OF 2025
IN
WA NO: 917 OF 2025

INTERIM DIRECTION

