

IN THE HIGH COURT OF ANDHRA PRADESH AT AMARAVATI

(SPECIAL ORIGINAL JURISDICTION)

MONDAY, THE NINTH DAY OF FEBRUARY

TWO THOUSAND AND TWENTY SIX

:PRESENT:

THE HONOURABLE SRI JUSTICE CHEEKATI MANAVENDRANATH ROY

AND

THE HONOURABLE SRI JUSTICE TUHIN KUMAR GEDELA

WRIT PETITION NOs: 33023, 25472, 32776, 32777, 32925, 32927, 32930,

33987 AND 33992 OF 2022

WRIT PETITION NO: 33023 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. Mylavarapu Rajasekhar, S/o M.Kusuma Haranatha Swamy, Aged about 59 years, Occ: Service, R/o Plot No.47, H.No.5-9-67/47, Street No.1, Yapral, Sridevi Kalyan Estates, Secunderabad - 500 087.

Respondents

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 (hereinafter called the Registration Act) and in registering the alleged No.9312 of 2022 dated 02/08/2022 .executed by the Sixth Respondent in favour of the Seventh Respondent in respect of Flat No.909, "Satavahana" Block with a carpet area of 738 Sq.ft with one Parking Spaces ad-measuring 113 Sq.ft in the Sub Cellar along with 31 Sq.yds undivided share of land out of the total 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.9312 of 2022 dated 02/08/2022 in the books and records under the Act, and not to

entertain any further registrations of documents by the presented by the Seventh Respondent in respect of the "Manjeera Monarch Apartments" in-land ad-measuring 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 in the following circumstances.

IA NO: 1 OF 2022

Petition under Section 151 CPC is filed praying that in the circumstances stated in the grounds filed in support of the petition, the High Court may be pleased to suspend the Sale Deed No. 9312 of 2022 dated 02/08/2022 executed in respect of "Flat No.909, Satavahana Block, Manjeera Monarch Apartments" with a carpet area of 738 Sq.ft with one Parking Spaces ad-measuring 113 Sq.ft in the Sub Cellar along with 31 Sq.yds un-divided share of land out of the land-admeasuring 24,006 Sq.yds in RS.No.399 and 399/1 at Atmakuru Village, Magalagiri Mandal, Guntur District on the file of Respondent Nos.4 and 5, Pending disposal of WP 33023 of 2022, on the file of the High Court.

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 to permit the Petitioners to withdraw the above Writ Petition No. 33023 of 2022, Pending disposal of WP 33023 of 2022, on the file of the High Court.

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 Gupta, 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

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;

IA NO: 1 OF 2022

Petition under Section 151 CPC is filed praying that in the circumstances stated in the grounds filed in support of the petition, the High Court may be pleased to direct the Respondent Authorities not to entertain registrations of any 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, Pending disposal of WP 25472 of 2022, on the file of the High Court.

IA NO: 2 OF 2022

Petition under Section 151 CPC is filed praying that in the circumstances stated in the grounds filed in support of the petition, the High Court may be pleased to suspend the Sale Deed No.8154 of 2022 dated 18/07/2022 executed 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-measuring 24,006 Sq.yds situated in RS.No.399 and 399/1 at Atmakuru Village, Magalagiri Mandal, Guntur District on the file of Respondent Nos.4 and 5, Pending disposal of WP 25472 of 2022, on the file of the High Court.

IA NO: 1 OF 2026

Petition under Section 151 CPC is filed praying that in the circumstances stated in the grounds filed in support of the petition, the High Court may be pleased to permit the Petitioners to withdraw the above Writ Petition No.25472 of 2022, Pending disposal of WP 25472 of 2022, on the file of the High Court.

WRIT PETITION NO: 32776 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. M.S.R.K.Prasad, S/o M.Subba Rao, Aged about 63 years, Occ:
Service, R/o 305, Gopal Apartments, Raghurama Street,
Moghalraipuram, Vijayawada, Andhra Pradesh - 520 010.

Respondent

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 (hereinafter called the 'Registration Act') and in registering the alleged Sale Deed No. 8415 of 2022 dated 21/07/2022 executed in respect of 'Sale Deed' No.8415 of 2022 dated 21/07/2022 executed by the Sixth Respondent in favour of the Seventh Respondent in respect of Flat No.1002, "Vishnu" Block with a carpet area of 1261 Sq.ft with two Parking Spaces ad-measuring 226 Sq.ft in the Cellar along with 53 Sq.yds un-divided share of land out of the total 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.8415 of 2022 dated 21/07/2022 in the books and records under the Act, and not to entertain any further registrations of documents by the presented by the Seventh Respondent in respect of the 'Manjeera Monarch Apartments' in land

ad-measuring 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 in the following circumstances.

IA NO: 1 OF 2026

Petition under Section 151 CPC is filed praying that in the circumstances stated in the grounds filed in support of the petition, the High Court may be pleased to withdraw the above Writ Petition No. 32776 of 2022 and pass, Pending disposal of WP 32776 of 2022, on the file of the High Court.

IA NO: 1 OF 2022

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 to suspend the Sale Deed No. 8415 of 2022 dated 21/07/2022 executed in respect of "Flat No.1002, Vishnu Block, Manjeera Monarch Apartments" with a carpet area of 1261 Sq.ft with two Parking Spaces ad-measuring 226 Sq.ft in the Cellar along with 53 Sq.yds un-divided share of land out of the land-admeasuring 24,006 Sq.yds in RS.No.399 and 399/1 at Atmakuru Village, Magalagiri Mandal, Guntur District on the file of Respondent Nos.4 and 5, Pending disposal of WP 32776 of 2022, on the file of the High Court.

WRIT PETITION NO: 32777 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 Anoohya, 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. Bommareddy Hemalatha, D/o B.Balarami Reddy, Aged about 46 years, Occ: Housewife, R/o H.No.2-88, Atmakuru Village, Mangalagiri, Guntur District, Andhra Pradesh - 522 503.

Respondent

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 (hereinafter called the "Registration Act") and in

registering the alleged Sale Deed No.8760 of 2022 dated 26/07/2022 executed by the Sixth Respondent in favour of Seventh Respondent in respect of Flat No.404, "Satavahana" Block with a carpet area of 767 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 the total 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.8760 of 2022 dated 26/07/2022 in the books and records under the Act, and not to entertain any further registrations of documents by the presented by the Seventh Respondent in respect of the 'Manjeera Monarch Apartments' in land ad-measuring 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 in the following circumstances.

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 to permit the Petitioners to withdraw the above Writ Petition No.32777 of 2022, Pending disposal of WP 32777 of 2022, on the file of the High Court.

IA NO: 1 OF 2022

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 to suspend the Sale Deed No. 8760 of 2022 dated 26/07/2022 executed in respect of "Flat No.404, Satavahana Block, Manjeera Monarch Apartments" with a carpet area of 767 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 the land-admeasuring 24,006 Sq.yds in RS.No.399 and 399/1 at Atmakuru Village, Magalagiri Mandal, Guntur District on the file of

Respondent Nos.4 and 5, Pending disposal of WP 32777 of 2022, on the file of the High Court.

WRIT PETITION NO: 32925 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. P.Veerabhadra Rao, S/o P.Sambaiah, Aged about 70 years, Occ: Service, R/o D.No.8-253/1, Latha Residency, Flat No.1, Ashok Nagar, Vijayawada (Rural), Kanuru, Krishna District.

Respondents

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 (hereinafter called the "Registration Act") and in registering the alleged Deed No.8416 of 2022 dated 21/07/2022 executed by the Sixth Respondent in favour of the Seventh Respondent in respect of Flat No.1002, "Vijaya" Block with a carpet area of 1139 Sq.ft with one Parking Space ad-measuring 113 Sq.ft in the Sub Cellar along with 46 Sq.yds undivided share of land out of the total 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 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.8416 of 2022 dated 21/07/2022 in the books and records under the Act, and not to entertain any further registrations of documents by the presented by the Seventh Respondent in respect of the Manjeera Monarch Apartments in land ad-measuring 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 in the following circumstances.

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 may be pleased to permit the Petitioners to withdraw

the above Writ Petition No. 32925 of 2022 and pass, Pending disposal of WP 32925 of 2022, on the file of the High Court.

IA NO: 1 OF 2022

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 to suspend the Sale Deed No. 8416 of 2022 dated 21/07/2022 executed in respect of "Flat No.1002, Vijaya Block, Manjeera Monarch Apartments" with a carpet area of 1139 Sq.ft with one Parking Spaces ad-measuring 113 Sq.ft in the Sub Cellar along with 46 Sq.yds undivided share of land out of the land-admeasuring 24,006 Sq.yds in RS.No.399 and 399/1 at Atmakuru Village Magalagiri Mandal, Guntur District on the file of Respondent Nos.4 and 5, Pending disposal of WP 32925 of 2022, on the file of the High Court.

WRIT PETITION NO: 32927 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. Gorla S.B.K.Rao, S/o Gorla Ramana, Aged about 36 years, Occ Service R/o Flat No.403, Sri Lakshmi Towers 3, Ratnagiri Nagar Layout, Sujatha Nagar, Near Indian Bank, Visakhapatnam - 530 051.
8. Roja Ballem, W/o Gorla S.B.K.Rao, Aged about 36 years, Occ: Housewife, Rio Flat No.403, Sri Lakshmi Towers 3, Ratnagiri Nagar Layout, Sujatha Nagar, Near Indian Bank, Visakhapatnam - 530 051.

Respondents

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 (hereinafter called the "Registration Act") and in registering the alleged Sale Deed No.9311 of 2022 dated 02/08/2022 executed by the Sixth Respondent in favour of Respondent Nos.7 and 8 in respect of Flat No.1101, "Satavahana" Block with a carpet area of 765 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.9311 of 2022 dated 02/08/2022 in the books and records under the Act, and not to entertain any further registrations of documents presented by the Seventh and Eighth Respondents in respect of the "Flat No.1101, Satavahana Block, Manjeera Monarch Apartments" with a carpet area of 765 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 the land-admeasuring 24,006 Sq.yds in RS.No.399 and 399/1 at Atmakuru Village, Magalagiri Mandal, Guntur District.

IA NO: 1 OF 2022

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 to suspend the Sale Deed No. 9311 of 2022 dated 02/08/2022 executed in respect of "Flat No.1101, Satavahana Block, Manjeera Monarch Apartments" with a carpet area of 765 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 the land-admeasuring 24,006 Sq.yds in RS.No.399 and 399/1 at Atmakuru Village, Magalagiri Mandal, Guntur District on the file of Respondent Nos.4 and 5, Pending disposal of WP 32927 of 2022, on the file of the High Court.

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 May be pleased to permit the Petitioners to withdraw the above Writ Petition No. 32927 of 2022, Pending disposal of WP 32927 of 2022, on the file of the High Court.

WRIT PETITION NO: 32930 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 Anooahya, 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. Rajasekhar Upputuri, S/o Samba Siva Rao, Aged about 37 years, Occ: Business, R/o D.No.6-3-661/10/1 and Flat No.401, Aruna Towers, Asian Institute of Gastroentrology, Somajiguda, Hyderabad 500 082.

Respondents

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 (hereinafter called the "Registration Act") and in registering the alleged Sale Deed No.8912 of 2022 dated 27/07/2022 executed by the Sixth Respondent in favour of Seventh Respondent in respect of Flat No.1201, "Satavahana" Block with a carpet area of 765 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 the total 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.8912 of 2022 dated 27/07/2022 in the books and records under the Act, and not to entertain any further registrations of documents by the presented by the Seventh Respondent in respect of the Manjeera Monarch Apartments. in land ad-measuring 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;

IA NO: 1 OF 2022

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 to suspend the Sale Deed No. 8912 of 2022 dated 27/07/2022 executed in respect of "Flat No.1201, Satavahana Block, Manjeera Monarch Apartments" with a carpet area of 765 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 the land-admeasuring 24,006 Sq.yds in RS.No.399 and 399/1 at Atmakuru Village, Magalagiri Mandal, Guntur District

on the file of Respondent Nos.4 and 5, Pending disposal of WP 32930 of 2022, on the file of the High Court.

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 May be pleased to permit the Petitioners to withdraw the above Writ Petition No. 32930 of 2022, Pending disposal of WP 32930 of 2022, on the file of the High Court.

WRIT PETITION NO: 33987 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 Anoohya, 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. Gontla Naga Krishna Sagar, S/o G.Krishna Murthy, Aged about 34
years, Occ: Service, R/o D.No.20-82, Railway Station Road, Akividu,
West Godavari District, Andhra Pradesh.

Respondents

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.8156 of 2022 dated 18/07/2022 executed by the Sixth Respondent in favour of the Seventh Respondent in respect of Flat No.607, "Satavahana" Block with a carpet area of 738 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.8156 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, Mangalagiri Mandal, Guntur District and to direct the First Respondent to forthwith initiate disciplinary action against Respondent Nos.2 to 5.

IA NO: 1 OF 2022

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 to suspend the Sale Deed No.8156 of 2022 dated 18/07/2022 executed in respect of Flat No.607, "Satavahana" Block with a carpet area of 738 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, Mangalagiri Mandal, Guntur District on the file of Respondent Nos.4 and 5, Pending disposal of WP 33987 of 2022, on the file of the High Court.

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 to permit the Petitioners to withdraw the above, Writ Petition No. 33987 of 2022, Pending disposal of WP 33987 of 2022, 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 SRI M R K CHAKRAVARTHY, Advocate for the Petitioners, GP FOR REGISTRATION & STAMPS for the Respondent Nos.1 to 5, Sri G. VIVEKANAND, Standing Counsel for the Respondent No.6;

WRIT PETITION NO: 33992 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 Anoohya, 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. Bodduluru Sulochana, , W/o B.Satyanarayana, Aged about 66 years, Occ:Housewife, Rio D.No.5-178, LB Nagar, Oposite to Gurus Hostel, Ippatam Donka Road, Mangalagiri 522 503.
8. Movva Prameela Rani, W/o M.Nagesh Babu, Aged about 50 years, Occ Director (NICD Pharmaceuticlas), R/o D.No.10-3-19, Konganti Vari Street. Near KSM High School, Chenchupet, Tenali, Guntur 522 201.

Respondents

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 (hereinafter called the "Registration Act") and in registering the alleged Sale Deed Nos.9383, 9382 of 2022 dated 03/08/2022 executed by the Sixth Respondent in favour of Respondent Nos.7 , 8 in respect of Flat Nos.608, 708, "Chola" Block with carpet area of 765 Sq.ft with one Parking Space ad-measuring 113 Sq.ft in the Cellar along with 32 Sq.yds un-divided share of land for each flat out of the total 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 records under the Act, and not to entertain any further registrations of documents by the presented by the Seventh and Eighth Respondents in respect of the "Manjeera Monarch Apartments" in land ad-measuring 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.

IA NO: 1 OF 2022

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 to suspend the Sale Deed Nos. 9383, 9382 of 2022 dated 03/08/2022 executed in respect of "Flat Nos.608 & 708, Chola Block, Manjeera Monarch Apartments" with a carpet area of 765 Sq.ft with one Parking Space ad-measuring 113 Sq.ft in the Cellar along with 32 Sq.yds un-divided share of land for each flat out of the land-admeasuring 24,006 Sq.yds in RS.No.399 and 399/1 at Atmakuru Village, Magalagiri Mandal, Guntur District on the file of Respondent Nos.4 and 5, Pending disposal of WP 33992 of 2022, on the file of the High Court.

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 May be pleased to permit the Petitioners to withdraw the above Writ Petition No.33992 of 2022, Pending disposal of WP 33992 of 2022, 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 SRI M R K CHAKRAVARTHY, Advocate for the Petitioners, GP FOR REGISTRATION & STAMPS for the Respondent Nos.1 to 5, Sri G VIVEKANAND, Standing Counsel for the Respondent No.6, the Court made the following;

COMMON ORDER:

As per the order passed by a Coordinate Bench of this Court, dated 05.11.2024 in W.A.No.758 of 2022, all these writ petitions are connected to the said W.A.No.758 of 2022 and, therefore, a direction was given that all these writ petitions shall be heard together along with the said writ appeal, for which both parties did not object.

Therefore, list these writ petitions along with W.A.No.758 of 2022 on 19.02.2026.

Further, as the petitioners now seek permission to withdraw the writ petitions and as no reasons are assigned for withdrawing the writ petitions in the affidavits filed, learned counsel for the petitioners shall seek instructions from the petitioners regarding the reason for withdrawal of the writ petitions.

The writ petitioners shall also be present before the Court on the next date of hearing i.e., on 19.02.2026 to submit the reasons for withdrawal.

SD/-K.V.RAGHAVULU
ASSISTANT REGISTRAR

//TRUE COPY//


SECTION OFFICER

To,

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. **(Addressee Nos.1 to 3 by SPEED POST) (For Appearance)**
4. One CC to SRI. M R K CHAKRAVARTHY Advocate [OPUC]
5. Two CCs to GP FOR REVENUE, High Court Of Andhra Pradesh. [OUT]
6. One CC to SRI. G VIVEKANAND Advocate [OPUC]
7. Two CCs to GP FOR REGISTRATION AND STAMPS (AP) ,High Court Of Andhra Pradesh. [OUT]
8. Two spare copies

KJ

HIGH COURT

**CMR,J &
GTK,J**

DATED:09/02/2026

**LIST THESE WRIT PETITIONS ALONG WITH W.A.NO.758 OF 2022 ON
19.02.2026**

ORDER

**WRIT PETITION NOs: 33023, 25472, 32776, 32777, 32925, 32927, 32930,
33987 AND 33992 OF 2022**

APPEARANCE

