

**(SHOW CAUSE NOTICE BEFORE ADMISSION)
IN THE HIGH COURT OF ANDHRA PRADESH AT AMARAVATHI
(SPECIAL ORIGINAL JURISDICTION)**

**TUESDAY, THE TWENTY THIRD DAY OF SEPTEMBER
TWO THOUSAND AND TWENTY FIVE**

:PRESENT:

HONOURABLE THE CHIEF JUSTICE DHIRAJ SINGH THAKUR

AND

THE HONOURABLE SRI JUSTICE RAVI CHEEMALAPATI

WRIT PETITION NO: 25439 OF 2025



Between:

Union Bank of India, Parthipadu Branch, Parthipadu Village an Mandal,
Guntur District, Andhra Pradesh - 522019, Represented by its Authorized
officer. Email id - ubin0804363@unionbankofmdia.bank

...Petitioner

AND

1. The State of Andhra Pradesh, Represented by its Principal Secretary,
Revenue Department Secretariat Velagapudi, Amaravathi, Andhra
Pradesh.
2. Director and Inspector General of Registration and Stamps, D.No. 5/59,
R.K. Spring Valley Apartments, Mandal, Edupugallu, Kankipadu,
Krishna District, Andhra Pradesh -521151.
3. The Sub Registrar of Assurances, Parthipadu, Guntur District, A.P. -
522019
4. Sri Kotapati Suresh, S/o Sivanandam, Aged about 50 years, Proprietor
of Sri Rama Seeds, RVo Door No.1-17, Borravaripalem Village,
Parthipadu Mandal, Guntur District, A.P.
5. Kotapati Venkayamma, W/o K. Suresh D.No.1-17, Borravaripalem
Village, Prathipadu Mandal, Guntur District, A.P. - 522019
6. Nalluri Subba Rao, S/o Sivaramaiah, R/o. Door No. 1 - 74, Kondepadu
village, Prathipadu Mandal, Guntur District, A.P.

...Respondents

WHEREAS the Petitioner above named through his Advocate SMT V DYUMANI 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 or order or direction more particularly one in the nature of Writ of Mandamus declaring the inaction and refusal on the part of the Respondent No. 3 to register the Sale Certificate/s being issued by the Petitioner in favour of the auction purchaser/s under SARFAESI Act in respect of

- (i) Vacant site admeasuring 133.1/3 Square Yards in Survey D.No. 231/B Near Door No. 1-04, Ward No. 1 at Parthipadu Village and Mandal, Parthipadu Sub District, Guntur District in the name of Mrs. Kotapati Venkayamma under Registered sale deed No. 4717/2012, dt. 05.10.2012 and mortgaged to Union Bank of India under Registered MOD No. 4753/2014, dt. 07.11.2014 and 3545/2016, dt. 11.08.2016.
- (ii) All that the Plot No. 8, admeasuring 150 Square Yards, in Survey D. No. 167 of Yanamadla Village, Thikkireddipalem Gram Panchayat, Parthipadu Sub District and Mandal, Guntur District, A.P. in the name of Mrs. Kotapati Venkayamma under Registered sale deed No. 564/2013 , dt. 19.02.2013 and mortgaged to Union Bank of India under Registered MOD No. 4753/2014, dt 07.11.2014 and 3545/2016, dt 11.08.2016.
- (iii) All that the Plot No. 22, admeasuring 92 Square Yards, in Survey D. No. 227, Near Door No. 1-226 of Parthipadu Village and Mandal, Guntur District in the name of Mr. Kotapati Suresh under Registered sale deed No. 4357/2019, dt 06.12.2019 and mortgaged to Union Bank of India under Registered MOD No. 3817/2021, dt. 29.10.2021 as arbitrary, illegal, capricious and violative of principles of natural justice and against the provisions of SARFAESI Act, 2002 and the Rules framed there under Section 48 of Transfer of Property Act and Memo No.G1/E5831041/2022, dt. 13.05.2022 issued by Respondent

No.1 and consequently direct the Respondent No.3 to register the Sale Certificate/s being executed by the Petitioner Bank under SARFAESI Act.

AND WHEREAS the High Court upon perusing the petition and affidavit filed herein and upon hearing the arguments of SMT V DYUMANI Advocate for the Petitioner, and of Government Pleader for the Registration & Stamps Department for Respondent Nos.1 to 3, 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, Revenue Department, State of Andhra Pradesh, Secretariat Velagapudi, Amaravathi, Andhra Pradesh.
2. Director and Inspector General of Registration and Stamps, D.No. 5/59, R.K. Spring Valley Apartments, Mandal, Edupugallu, Kankipadu, Krishna District, Andhra Pradesh -521151.
3. The Sub Registrar of Assurances, Parthipadu, Guntur District, A.P. - 522019
4. Sri Kotapati Suresh, S/o Sivanandam, Aged about 50 years. Proprietor of Sri Rama Seeds, RVo Door No.1-17, Borravaripalem Village, Parthipadu Mandal, Guntur District, A.P.
5. Kotapati Venkayamma, W/o K. Suresh D.No. 1-17, Borravaripalem Village, Prathipadu Mandal, Guntur District, A.P. - 522019
6. Nalluri Subba Rao, S/o Sivaramaiah, R/o Door No. 1 - 74, Kondepadu village, Prathipadu Mandal, Guntur District, A.P.

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, on or before 27.10.2025, on which date the case stands posted for hearing.

The Court made the following: ORDER

“Notice.

Service is waived by learned Government Pleader for the Registration & Stamps Department on behalf of respondent Nos.1 to 3.

Service of personal notice on respondent Nos.4 to 6 is permitted.

List on 27.10.2025.”

Sd/-N.NAGAMMA

ASSISTANT REGISTRAR

//TRUE COPY//

For ASSISTANT REGISTRAR

To,

1. The Principal Secretary, Revenue Department, State of Andhra Pradesh, Secretariat Velagapudi, Amaravathi, Andhra Pradesh.
2. Director and Inspector General of Registration and Stamps, D.No. 5/59, R.K. Spring Valley Apartments, Mandal, Edupugallu, Kankipadu, Krishna District, Andhra Pradesh -521151.
3. The Sub Registrar of Assurances, Parthipadu, Guntur District, A.P. - 522019
4. Sri Kotapati Suresh, S/o Sivanandam, Aged about 50 years. Proprietor of Sri Rama Seeds, RVo Door No.1-17, Borravaripalem Village, Parthipadu Mandal, Guntur District, A.P.
5. Kotapati Venkayamma, W/o K. Suresh D.No. 1-17, Borravaripalem Village, Prathipadu Mandal, Guntur District, A.P. - 522019
6. Nalluri Subba Rao, S/o Sivaramaiah, R/o Door No. 1 - 74, Kondepadu village, Prathipadu Mandal, Guntur District, A.P. (Addressees 1 to 6 by RPAD)
7. One CC to SMT. V DYUMANI, Advocate [OPUC]
8. Two CCs to Government Pleader for the Registration & Stamps Department, High Court of Andhra Pradesh. [OUT]
9. Two spare copies

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HIGH COURT

HC,J

&

RC,J

DATED:23/09/2025

LIST ON 27.10.2025

NOTICE BEFORE ADMISSION

WP.No.25439 of 2025

