

[3483]

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

TUESDAY ,THE TWENTY THIRD DAY OF SEPTEMBER

TWO THOUSAND AND TWENTY FIVE



**:PRESENT:
HONOURABLE THE CHIEF JUSTICE SRI DHIRAJ SINGH THAKUR
AND
HONOURABLE SRI JUSTICE RAVI CHEEMALAPATI**

WRIT PETITION NO: 25924 OF 2025

Between:

Union Bank of India, Asset Recovery Branch, Vijayawada 4th Floor,
Andhra Bank Building, R.R. Apparao Street, Vijayawada, Andhra
Pradesh - 520 001 Represented by its Authorized Office

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, Gunipudi, Bhimavaram Bypass Road, Bhupathiraju Ramurthy Raju Nagar, Narasayyaagraharam, Bhimavaram, Andhra Pradesh 534201.

4. The Sub Registrar of Assurances, Narsapur, Steamer Road, Narsapur, Bhimavaram, Andhra Pradesh - 534275.
5. Sri Guddati Yedukondalu, S/o Guddati Subbarao, R/o D. No. 27-3-71, Nethaji Street, Srirampuram, Bhimavaram, West Godavari District - 534 202.
6. M/s. Shriram Finance Limited, Bhimavaram Branch, D No 27/16/9, Ravindra Plaza, Rayalam Road, behind Padmalaya Theatre, Raayalam, Bhimavaram, Andhra Pradesh 534202

Respondents

WHEREAS the Petitioner above named through his/her Advocate Sri V DYUMANI presented this Petition under Article 226 of the Constitution of India is filed 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 and 4 to register the Sale Certificate/s being issued by the Petitioner in favour of the auction purchaser/s under SARFAESI Act in respect of (1). Flat No. S1, admeasuring 1250 Sft including common area together with undivided share of 44.26 Square Yards in Second Floor of Divya Sai Apartment bearing Door No. 24-11-27, 33 ward (old 1st ward and New 35th Ward) in R.S. No. 441/AI in Bhimavaram Municipality and Mandal, West Godavari District and (2). Open land admeasuring 4840 Square Yards or Ac. 1.00 Cents comprising of Ac. 0.88 Cents in R.S. No. 173/2E (before sub division R.S. No. 173/2A, 173/1) and Ac. 0.12 Cents in R.S. No. 173/1A of Rusthumbadh Village, Nearest door No. 1-23, Narsapur Mandal, West Godavari District 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

and 4 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/memorandum of grounds filed herein and upon hearing the arguments of Sri V DYUMANI Advocate for the Petitioner, GP for Stamps & Registration for the Respondent Nos.1 to 4 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, The 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, Gunipudi, Bhimavaram Bypass Road, Bhupathiraju Ramurthy Raju Nagar, Narasayyaagraharam, Bhimavaram, Andhra Pradesh 534201.
4. The Sub Registrar of Assurances, Narsapur, Steamer Road, Narsapur, Bhimavaram, Andhra Pradesh - 534275.
5. Sri Guddati Yedukondalu, S/o Guddati Subbarao, R/o D. No. 27-3-71, Nethaji Street, Srirampuram, Bhimavaram, West Godavari District - 534202.
6. M/s. Shriram Finance Limited, Bhimavaram Branch, D No 27/16/9, Ravindra Plaza, Rayalam Road, behind Padmalaya Theatre, Raayalam, Bhimavaram, Andhra Pradesh 534202

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 memorandum of grounds 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 4.

Service of personal notice on respondent Nos.5 & 6 is permitted.

List on 27.10.2025."

//TRUE COPY//

For

**SD/- K.SRINIVASA RAJU
ASSISTANT REGISTRAR
SECTION OFFICER**

To,

1. The Principal Secretary Revenue Department, The State of Andhra Pradesh, Secretariat Velagapudi, Amaravathi, Andhra Pradesh. [By Special Messenger]
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, Gunipudi, Bhimavaram Bypass Road, Bhupathiraju Ramurthy Raju Nagar, Narasayyaagraharam, Bhimavaram, Andhra Pradesh 534201.
4. The Sub Registrar of Assurances, Narsapur, Steamer Road, Narsapur, Bhimavaram, Andhra Pradesh - 534275.
5. Sri Guddati Yedukondalu, S/o Guddati Subbarao, R/o D. No. 27-3-71, Nethaji Street, Srirampuram, Bhimavaram, West Godavari District - 534 202.

6. M/s. Shriram Finance Limited, Bhimavaram Branch, D No 27/16/9, Ravindra Plaza, Rayalam Road, behind Padmalaya Theatre, Raayalam, Bhimavaram, Andhra Pradesh 534202. (2 to 6 by RPAD- along with a copy of petition and memorandum of grounds)
7. One CC to SRI. V DYUMANI Advocate [OPUC]
8. Two CCs to GP FOR REGISTRATION AND STAMPS ,High Court Of Andhra Pradesh. [OUT]
- 9. One spare copy**

HIGH COURT

HC,J

&

RC,J

DATED:23/09/2025

LIST ON 27.10.2025

NOTICE BEFORE ADMISSION

WP.No.25924 of 2025

