

HIGH COURT OF ANDHRA PRADESH AT AMARAVATHI

MAIN CASE: WRIT PETITION NOS: 29831 of 2025, 17932 of 2024
PROCEEDING SHEET

Sl. No	DATE	ORDER	Office Note
	28.04.2026	<u>VN, J</u> 1. The W.P.No.29831 of 2025 is filed regarding the arrears of rent for use of premises and the amenities to a tune of Rs.10,01,22,201/- and questioning the action of Respondents in seeking to vacate the premises in the middle of the academic year in derogation to the agreement and causing loss to the Petitioner and for other consequential reliefs. 2. The W.P.No.17932 of 2024 is filed questioning the inaction on the part of Respondents in paying an amount of Rs.2,70,07,829/- under various heads towards rent and utilization of the land, buildings, furniture, electricity of the Petitioner/Institution situated in an extent of Ac.4.21 Cents, Sy.No.120 and Ac.3.50 Cents, Sy.No.440 of Rudra Bharathi Peta Village fields, H/o. Chinnamachupalle Village, Chennur Mandal, YSR District, as illegal and arbitrary. 3. The Petitioner in W.P.No.29831 of 2025 submitted that the Respondent No.3 had entered into lease from 01.02.2021 with Maulana Minorities Welfare and Educational Society (Petitioner in W.P.No.17932 of 2024) in respect of	

		the land and buildings situated in a total extent of 1,74,513 Sq. Ft. for the purpose of accommodating the University and Hostels for boys and girls in Kadapa City. 4. It was further submitted that the rent was fixed as Rs.10/- per Sq. Ft and Rs.7/- per Sq. Ft. for amenities. After the execution of lease deed, the rents were being paid to the Petitioner (M/s. Srinivas Educational Institutions Pvt. Ltd.) in W.P.No.29831 of 2025 with effect from 01.04.2022, as per the intimation given by Moulana Minorities Welfare and Educational Society (Petitioner in W.P.No.17932 of 2024). 5. The Petitioner in W.P.No.17932 of 2024 (Moulana Minorities Welfare and Educational Society) claims an amount of Rs.2,70,07,829/- said to be due (from February, 2021 to March, 2022). 6. The Petitioner in W.P.No.17932 of 2024 (Moulana Minorities Welfare and Educational Society) had filed an implead application in W.P.No.29831 of 2025 <i>vide</i> I.A.No.02 of 2025 and was disputing the entitlement of the rent in totality from 01.04.2022 onwards to M/s. Srinivas Educational Institutions Pvt. Ltd. 7. It was further submitted that sale deeds executed in favour of the Petitioner (M/s. Srinivas	
--	--	---	--

		Educational Institutions Pvt. Ltd.) is not with regard to the entire property, but only with regard to part of the property. 8. The Petitioner in W.P.No.17932 of 2024 (Moulana Minorities Welfare and Educational Society) has also filed civil suits (O.S.No.23 of 2026 and O.S.No.946 of 2025) before the Civil Court with regard to the issues allied to the dispute in these cases. 9. This Court considering the dispute and having heard Sri V.S.R. Anjaneyulu, learned Senior Counsel representing Sri Karumanchi Indraneel Babu, learned counsel and Sri K.G. Krishna Murthy, learned Senior Counsel representing Sri B. Abhay Siddhanth Mootha, learned counsel had suggested to refer the dispute to the Mediation Center so as to find an amicable solution. 10. Sri K.G. Krishna Murthy, learned Senior Counsel on instructions submitted that Moulana Minorities Welfare and Educational Society (Petitioner in W.P.No.17932 of 2024) is inclined and agreeable for referring the dispute to the Mediation Center. 11. Sri V.S.R. Anjaneyulu, learned Senior Counsel representing Sri Karumanchi Indraneel Babu, learned counsel on instructions submitted	
--	--	---	--

		that a letter, dated 25.04.2026 was received and their clients are agreeable for resolution of dispute through Mediation. The letter, dated 25.04.2026 is placed on record. 12. Considering the unanimity in the submissions, the following order is passed:- (i) These cases are referred to the Mediation Center located in the premises of this High Court. (ii) The authorized parties shall appear before the Mediation Center in High Court on 07.05.2026 and the learned counsels on record in respective cases shall intimate the same to their respective parties. (iii) Registry is directed to furnish printed copy of the case file in both Writ Petitions to the mediator. (iv) Sri K. Sitaram is appointed as mediator and the parties shall pay the fees to the mediator in equal share. 13. Post on 07.05.2026. _____ VN, J chs	
--	--	---	--

--	--	--	--