

[3327]

IN THE HIGH COURT OF ANDHRA PRADESH AT AMARAVATI
(SPECIAL ORIGINAL JURISDICTION)

TUESDAY, THE TWENTY EIGHTH DAY OF APRIL
TWO THOUSAND AND TWENTY SIX

:PRESENT:

THE HONOURABLE SRI JUSTICE NYAPATHY VIJAY
WRIT PETITION NOs: 29831 OF 2025, 17932 of 2024



WRIT PETITION NO: 29831 OF 2025

Between:

M/s. Srinivas Educational Institutions Pvt Ltd, through its Director
SmtGangalapudiSangeetha, W/o Sudhakar Reddy, R/o at
S.NoRudhraBharathiPeta, Kadapa.

... Petitioner

AND

1. The State of Andhra Pradesh, through its Principal Secretary, Higher Education Department, Secretariat, Velagapudi, Amaravati.
2. The Principal Secretary, Finance Department, Secretariat, Velagapudi, Amravati, 522503.
3. Dr. YSR Architecture AND Fine Arts University, through its registrar, Kadapa, 516001.
4. The Vice-Chancellor, Dr YSR Architecture AND Fine Arts University, Kadapa.
5. The Registrar, Dr YSR Architecture AND Fine Arts University, Kadapa.

... Respondents

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 an appropriate order or direction more particularly one in the nature of Writ of Mandamus

1) Declaring the action of the respondents in not paying arrears of rent for the premises and the amenities to the tune of Rs 10,01,22,201 Ten crore one lakh twenty-two thousand two hundred one rupees, is illegal arbitrary capricious exercise of power, and violative of Article 14, 21, 300A of the Constitution of India.

2) Declaring the action of respondent in issuing 7 days notice to vacate the premises, in the middle of the academic year, in derogation to the agreement and causing loss to the petitioner, is illegal arbitrary capricious exercise of power, and violative of Article 14, 21, 300A of the Constitution of India

3) Direct the respondents to vacate the premises after clearing all the rental and electricity dues along with 3 months prior notice or in alternative direct the respondents to vacate the premises after paying all the rental dues and rent for three months notice period.

IA NO: 1 OF 2025

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 direct the respondents to not to vacate the premises without clearing the arrears and issuing proper 3 months notice, Pending disposal of WP 29831 of 2025, 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 the earlier order of the High Court dt.31.10.2025, 05.11.2025, 20.11.2025 & 08.01.2026 and upon hearing the arguments of SRI KARUMANCHI INDRANEEL BABU Advocate for the Petitioner, GP FOR HIGHER EDUCATION for the Respondent No.1, GP FOR FINANCE & PLANNING for respondent No.2, Standing Counsel for YSR University for respondent nos.3 to 5;

WRIT PETITION NO: 17932 OF 2024

Between:

Moulana Minorities Welfare and Educational Society, Rep. by its Secretary & Correspondent Mr. K.Ram Pavan Reddy, S/o. K.Janaradhana Reddy, Aged about 32 years, Kadapa, YSR District.

Petitioner

AND

1. The State of Andhra Pradesh, Rep., by its Principal Secretary, Higher Education Department, Secretariat, Velagapudi, Amaravati Guntur District.
2. The Principal Secretary, Finance Department, Secretariat Buildings, Velagapudi, Amaravati, Guntur District.
3. The Dr. YSR Architecture & Fine Arts University, Kadapa, YSR District rep., by its The Vice Chancellor.
4. The Registrar, Dr. YSR Architecture & Fine Arts University, Kadapa, YSR District.
5. M/s. Srinivasa Educational Institution Pvt. Ltd., Represented by its director Smt G. Sangeetha, W/o. Sudhakar Reddy, R/o at S.No. 120, Rudhra Bharathi Peta, Kadapa.

R5 is impleaded in Writ Petition and Affidavit as per Court's Order dt. 04/11/2025 in I.A.No. 2 of 2025.

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 in the nature of Writ of Mandamus declaring the inaction on part of the respondents herein in paying an amount of Rs.2,70,07,829/- (Rupees Two Crores Seventy Lakhs Seven Thousand Eight Hundred and Ninety Nine) under various heads towards rent and utilization of the land, buildings, furniture, electricity of the petitioner institution situated at the land in an extent of Ac.4.21 cents in Sy.No.120 and Ac.3.50 cents in Sy.No.440 of RudraBharathi Peta Village Fields H/o.Chinnamachupalle Village, Chennur Mandal, YSR District as per

the agreed terms and conditions specified in Lease Agreement, dated 14.02.2021 between the petitioner institution and the respondent No.3 University and also the consequential illegal occupation of the Boys Hostel of the petitioner Society as arbitrary, illegal, colourable exercise of power apart from being violative of the Fundamental and Constitutional Rights guaranteed to the petitioner institution under Articles 14, 19, 21, 29 and 300-A of the Constitution of India and consequently direct the respondents to pay an amount of Rs.2,70,07,829/- (Rupees Two Crores Seventy Lakhs Seven Thousand Eight Hundred and Ninety Nine) under various heads towards rent and utilization of the land, buildings, furniture, electricity etc., of the petitioner institution situated at the land in an extent of Ac.4.21 cents in Sy.No.120 and Ac.3.50 cents in Sy.No.440 of RudraBharathi Peta Village Fields H/o.Chinnamachupalle Village, Chennur Mandal, YSR District as per the agreed terms and conditions specified in Lease Agreement, dated 14.02.2021 between the petitioner institution and the respondent No.3 University alongwith interest @ 6% P.A.

(Prayer is amended as per the Court's Order dt.17.07.2025 in I.A.No.02 of 2024 in writ petition and affidavit).

IA NO: 1 OF 2024

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 respondents to pay an amount of Rs.2,70,07,829/- (Rupees Two Crores Seventy Lakhs Seven Thousand Eight Hundred and Ninety Nine), under various heads towards rent and utilization of the land, buildings, furniture, electricity etc., of the petitioner institution situated at the land in an extent of Ac.4.21 cents in Sy.No.120 and Ac.3.50 cents in Sy.No.440 of RudraBharathi Peta Village Fields H/o.Chinnamachupalle Village, Chennur Mandal, YSR District, Pending disposal of WP 17932 of 2024, 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

B.ABHAY SIDDHANTH MOOTHA, Advocate for the Petitioner, learned GP FOR HIGHER EDUCATION for the Respondent No.1, learned GP FOR FINANCE & PLANNING for the Respondent No.2, the Court made the following

ORDER:

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 vide 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.

//TRUE COPY//

Sd/- U.SRIDEVI
DEPUTY REGISTRAR


SECTION OFFICER

To,

- 1) The Mediation and Arbitration Centre, High Court of AP., Amaravati
- 2) One CC to SRI. KARUMANCHI INDRANEEL BABU Advocate [OPUC]
- 3) One CC to SRI B.ABHAY SIDDHANTH MOOTHA, STANDING COUNSEL [OPUC]
- 4) One CC to Sri Standing Counsel for YSR University [OPUC]
- 5) Two CCs to GP FOR HIGHER EDUCATION ,High Court Of Andhra Pradesh. [OUT]
- 6) Two CCs to GP FOR FINANCE & PLANNING, High Court Of Andhra Pradesh. [OUT]
- 7) One CC to Sri. K. Sitaram, Mediator (BY SPECIAL MESSENGER) (Along with All Material Papers)
- 8) One spare copy

HIGH COURT

VN, J

DATED:28.04.2026

POST ON 07.05.2026

ORDER

WRIT PETITION NOs: 29831 OF 2025, 17932 of 2024

APPEARANCE

