

[3558]

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

MONDAY, THE TWENTY FOURTH DAY OF NOVEMBER
TWO THOUSAND AND TWENTY FIVE

:PRESENT:

THE HONOURABLE SRI JUSTICE CHEEKATI MANAVENDRANATH ROY
AND

THE HONOURABLE SRI JUSTICE TUHIN KUMAR GEDELA

WRIT PETITION NO: 32697 OF 2025

Between:

Maximus ARC Limited, 302B, Jain Sadguru Images Capital Park, Images
Garden Road, VIP Hills, Madhapur, Hyderabad-500 081. Rep. by its Vice
President, Mr.K.Hari Krishna.

Petitioner

AND

1. The State of Andhra Pradesh, Rep. by the Secretary, Stamps and
Registration, Secretariat, Velagapudi, Andhra Pradesh.
2. Inspector General of Stamps and Registrations, Government of Andhra
Pradesh, V Square Building, KSR Park Road, Ward No.2, Tadepalli,
Guntur-522501.
3. The Sub-Registrar of Assurances, Tirupati Sub Registrar Office, 340,
Opp Tata Nagar, Tirupati, Andhra Pradesh-517 501.
4. M/s. Sudalagunta Hotels Limited, Rep by its. Managing Director, S.
Jayaram Chowdary, Nos 209, TP Area Chittoor, Tirupati, Andhra
Pradesh - 517501.
5. Mrs. Sudalagunta Prameela, W/o. Sudalagunta Jayaram Chowdary,
D.NO.19-3-20G/1, Kakathiya Nagar, Tirupati City Chithoor District, A.P-
517501.

6. Mr. Sudalagunta Ramanaiah Naidu, S/o Late S.Penchala Naidu, D.No.19-3-20G/1, Kakathiya Nagar, Tirupati City, Chithoor District, A.P-517 501.
7. Mr. Sudalagunta Jayaram Chowdary, S/o Late S.Penchala Naidu, D.No.19-3-20G/1 Kakathiya Nagar, Tirupati City, Chithoor District, A.P-517 501
8. Mr. Koorapati Sudhakar Chowdary, S/o. Late Ramachanra Naidu, D.No. 3-2-56, Koorapati Farm, Vidya Nagar Colony, Chandragiri Road, Tirupati, Thirupati District, AP 517502.
9. M/s Authum Investment and Infrastructure limited (AML), Erstwhile M/s Reliance Capital Limited, Sai JBM Complex Building No.536,1st Floor, New.No.1057, Plot.no.5, Poonamalee High Road, Arumbakkam,Chennai, Tamilnadu State-600 106

Respondents

WHEREAS the Petitioner above named through its Advocate SRI V.V.L.N.PURNESH 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 the one in the nature Writ of Mandamus declaring the inaction of the 3rd Respondent in registering the Assignment Agreement dated 27-05-2024 bearing provisional Doct.No.P27/2024 entered into by and between the Petitioner Company and the 9th Respondent under the provisions of SARFAESI Act in relation to the mortgaged properties i.e., four commercial lands each admeasuring Ac 0.13 Scents in Sy.No 27/4 and Ac 0.18 cents in Sy.No 30/A, situated at near Chintalachenu, Tirupati village total land measuring Ac 0.31 cents , Ac 0.13 cents in Sy.No 27/4 and Ac 0.18 cents in Sy.No 30/A, situated at near Chintalachenu, Tirupati village total land measuring Ac 0.31 cents Ac 0.15 cents in Sy.No 27/4 and Ac 0.18 cents in Sy.No 30/A situated at near Chintalachenu, Tirupati village total land measuring Ac 0.33 cents,Ac 0.13 cents in Sy.No 27/4 and Ac 0.18 cents in Sy.No 30/A situated at near Chintalachenu, Tirupati village total land

measuring Ac 0.31 cents mentioned as Item.Nos. 1 to 4 of the Assignment Agreement along with all the constructions, improvements, easementary rights existing and appurtenant thereon on the pretext that the 8th Respondent has obtained an order of Attachment on the said properties in i.A.No.86/2022 in O.S.No.36/2022 dated 14-03-2023 on the file of the Hon'ble X Addl. District Judge, Tirupati against the 7th Respondent and the said property has been included in the list of prohibited properties as illegal, arbitrary and against to the provisions of SARFAESI Act,2002 and the rules framed there under and consequentially to direct the 2nd Respondent to register the Assignment Agreement dated 27-05-2024 bearing provisional doct.No.P27/2024 entered into by and between the Petitioner Company and the 9th Respondent under the provisions of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

AND WHEREAS the High Court upon perusing the petition and affidavit/memorandum of grounds filed herein and upon hearing the arguments of Sri V.V.L.N.PURNESH Advocate for the Petitioner, GP FOR REGISTRATION AND STAMPS for the Respondent No.1 to 3, directed issue of notice to the Respondent Nos.4 to 9 herein to show cause as to why this WRIT PETITION should not be admitted.

You viz:

1. M/s. Sudalagunta Hotels Limited, Rep by its. Managing Director, S. Jayaram Chowdary, Nos 209, TP Area Chittoor, Tirupati, Andhra Pradesh - 517501.
2. Mrs. Sudalagunta Prameela, W/o. Sudalagunta Jayaram Chowdary, D.NO.19-3-20G/1, Kakathiya Nagar, Tirupati City Chithoor District, A.P- 517501.
3. . Mr. Sudalagunta Ramanaiah Naidu, S/o Late S.Penchala Naidu, D.No.19-3-20G/1, Kakathiya Nagar, Tirupati City, Chithoor District, A.P- 517 501.

4. Mr. Sudalagunta Jayaram Chowdary, S/o Late S.Penchala Naidu, D.No.19-3-20G/1 Kakathiya Nagar, Tirupati City, Chithoor District, A.P-517 501
5. Mr. Koorapati Sudhakar Chowdary, S/o. Late Ramachanra Naidu, D.No. 3-2-56, Koorapati Farm, Vidya Nagar Colony, Chandragiri Road, Tirupati, Thirupati District, AP 517502.
6. M/s Authum Investment and Infrastructure limited (AML), Erstwhile M/s Reliance Capital Limited, Sai JBM Complex Building No.536, 1st Floor, New.No.1057, Plot.no.5, Poonamalee High Road, Arumbakkam, Chennai, Tamilnadu State-600 106

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 22.12.2025, on which date the case stands posted for hearing.

The Court made the following: ORDER

Learned Government Pleader for Stamps and Registration takes notice for respondent Nos. 1 to 3 and requests time to seek instructions.

Issue notice to respondent Nos.4 to 9, returnable in four (4) weeks.

List the matter on 22.12.2025.

**Sd/-K.J.RAJA BABU
ASSISTANT REGISTRAR**

//TRUE COPY//


For SECTION OFFICER

To,

1. M/s. Sudalagunta Hotels Limited, Rep by its. Managing Director, S. Jayaram Chowdary, Nos 209, TP Area Chittoor, Tirupati, Andhra Pradesh - 517501.

2. Mrs. Sudalagunta Prameela, W/o. Sudalagunta Jayaram Chowdary, D.NO.19-3-20G/1, Kakathiya Nagar, Tirupati City Chithoor District, A.P-517501.
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6. M/s Authum Investment and Infrastructure limited (AML), Erstwhile M/s Reliance Capital Limited, Sar JBM Complex Building No.536, 1st Floor, New.No.1057, Plot.no.5, Poonamalee High Road, Arumbakkam, Chennai, Tamilnadu State-600 106 (1 to 6 by RPAD- along with a copy of petition and memorandum of grounds)
7. One CC to SRI. V.V.L.N.PURNESH Advocate [OPUC]
8. Two CCs to GP FOR REGISTRATION AND STAMPS ,High Court Of Andhra Pradesh. [OUT]
9. **Two spare copies**

ADP

HIGH COURT

CMR,J

&

GTK,J

DATED: 24/11/2025

LIST THE MATTER ON 22/12/2025

NOTICE BEFORE ADMISSION

WP.No.32697 of 2025

