

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

THURSDAY, THE NINETEENTH DAY OF FEBRUARY,
TWO THOUSAND AND TWENTY SIX

:PRESENT:

THE HONOURABLE SRI JUSTICE NYAPATHY VIJAY

WRIT PETITION NO: 32902 & 31119 OF 2025



WP.No.32902 OF 2025:

Between:

Bitra Srinivasa Rao, S/o. Bitra Bhaskara Rao, Aged about 56 years,
Occ: Secretary, The Residences at Mid-Valley City Owners Association
(TRMVCOA), R/o. Flat No 1201, Trishul, Mid Valley City, Atmakuru (V),
Mangalagiri (M), Guntur District. Andhra Pradesh - 522503

...Petitioner

AND

1. The State of Andhra Pradesh, Rep. by its Principal Secretary,
Department of Stamps Registration, Secretariat Buildings,
Velagapudi, Amaravathi, Guntur District.
2. The District Registrar - Guntur, Registration and Stamps
Department, Collectorate Compound, Nagaram Palem, Guntur,
Andhra Pradesh-522004.
3. Nagarjuna Vasireddy, Occ Claiming as Elected President of The
Residences at Mid-Valley City Owners Association (TRMVCOA),
R/o. Everest-2502, Mid-Valley City, Atmakur, Mangalagiri, Guntur
District.
4. Mr. Koduri Srinivas, S/o Name Not known to Petitioner, Aged
about 63, Occ Govt. Service., R/o Flat No.405, Trishul Block, Mid
Valley City, Atmakuru, Mangalagiri, Guntur District, A.P-522503.
5. Siva Prakash Rao Munta, Occ Claiming as Elected Secretary of
The Residences at Mid-Valley City Owners Association

(TRMVCOA), R/o. Everest - 1104, Mid-Valley City, Atmakur,
Mangalagiri, Guntur District.

6. Mr. Nagaraja Kumar Marri, S/o Name Not known to Petitioner,
Age about 50, Occ Employee, R/o Flat No. 1601, Kailash Block,
Mid Valley City, Atmakuru, Mangalagiri, Guntur District, A.P-
522503.
7. Mr. Chandra Sekhar Burgula, S/o. Not known to Petitioner Aged
about 58 Years, Occ Govt. Employee, Resident of 907 - Kailash,
Mid Valley City, Atmakuru (V), Mangalagiri (M), Guntur - District,
Andhra Pradesh - 522503
8. Mrs. Swapna Yesireddy, W/o Name Not known to Petitioner,
Aged about 45, Occ Medical, R/o Flat No.901, Kailash Block, Mid
Valley City, Atmakuru, Mangalagiri, Guntur District, A.P-522503.
9. Mr. Javvadi Ramesh, S/o Name Not known to Petitioner, Aged
About 55, Occ Medical, R/o Flat No.702, Everest Block, Mid
Valley City, Atmakuru, Mangalagiri, Guntur District, A.P-522503
10. Mr. Tiramdasu Koteswar Rao, S/o Name Not known to
Petitioner, Age About 65, Occ Retd. R/o Flat No.601, Trishul
Block, Mid Valley City, Atmakuru, Mangalagiri, Guntur District,
A.P-522503.
11. Mrs. Atluri Padma, W/o Name Not known to Petitioner, Age
65, Occ Flousewife, R/o Flat No.410, Trishul Block, Mid Valley
City, Atmakuru, Mangalagiri, Guntur District, A.P-522503.
12. Kodali Raja Ramohan Rao, S/o. Not Known to Petitioner
Aged about 70 Years, Occ Employee, Resident of 910 - Trishul,
Mid Valley City, Atmakuru (V), Mangalagiri (M), Guntur - District,
Andhra Pradesh - 522503
13. Mr. Sajjan Kumar Mann, S/o Not Known to Petitioner Aged
about 60 Yrs, OccBusiness, R/o of 1007 - Everest, Mid Valley
City, Atmakuru (V), Mangalagiri (M), Guntur - District, Andhra
Pradesh - 522503

...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 a Writ, Order or Direction more particularly one in the nature of 'Writ of Mandamus' declaring the action of the 2nd respondent in issuing acknowledgement of amendment of society dated 05.11.2025 with respect to Residences at Mid-Valley City Owners Association (TRMVCOA) as illegal, arbitrary, one without jurisdiction and violation of provisions of the Andhra Pradesh Societies Registration Act, 2001 and consequently set-aside the proceedings dated 05.11.2025 by directing the 2nd respondent to delete the proceedings of acknowledgement of amendment of society dated 05.11.2025 from the official website of 1st respondent;

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 writ petition, the High Court may be pleased to direct the 2nd respondent to delete the proceedings of acknowledgement of amendment of society dated 05.11.2025 from the official website of 1st respondent by suspending the proceedings dated 05.11.2025 of the 2nd respondent, pending disposal of WP.No.32902 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 upon hearing the arguments of Sri C.Subodh, Advocate for the Petitioner and GP for Registration and Stamps for the Respondent Nos.1 & 2 and Sri Unnam Akhil Chowdary, Advocate for Respondent Nos.3 to 13;

WP NO: 31119 OF 2025:

Between:

The Residences at Mid Valley City Owners, Regd. Office 404, Kailash, Mid Valley City, Atmakum (V), Mangalagiri (M), Guntur District,

Andhra Pradesh-522503. Rep by its Secretary. Mr. Govindu
Ramanjaneyulu S/o. G. Krishna Murthy

...Petitioner

AND

1. The State of Andhra Pradesh, Rep. by its Principal Secretary,
Department of Stamps and Registration, Government of Andhra
Pradesh, Secretariat Buildings, Velagapudi, Amaravathi-522501.
2. The District Registrar, Guntur, Government of Andhra Pradesh,
Registration and Stamps Department, Collectorate Compound,
Nagaram Palem, Guntur, Andhra Pradesh- 522004.
3. The Branch Manager, IDBI, D.No.I-1489A, Money Street SBI
Colony, Mangalagiri Guntur Andhra Pradesh - 522503.
4. The Branch Manager, HDFC, M G Road Branch, 40/1/129, MG
Rd, Benz Circle, Chandra Mouli Puram, Sriram Nagar,
Vijayawada, A P - 520008
5. Mr. Venkata Krishna Rao Mannam, S/o. M Venkateshwar Rao
Aged about. 56 Years, Occ. Legal, Resident of. 1804 - Trishul,
Mid Valley City, Atmakuru (V), Mangalagiri (M), Guntur - District,
Andhra Pradesh - 522503
6. Mr. Vasireddy Nagarjuna, S/o V.Krishna Murthy, Aged about 70,
Occ. Business, R/o Flat No.2502, Everest Block, Mid Valley City,
Atmakuru, Mangalagiri, Guntur District, A.P-522503.
7. Mr. Koduri Srinivas, S/o Name Not known to Petitioner, Aged.
about 63, Occ. Govt. Service., R/o Flat No.405, Trishul Block, Mid
Valley City, Atmakuru, Mangalagiri, Guntur District, A.P-522503.
8. Mr. Muntha Siva Prakash Rao, S/o Name Not known to
Petitioner, Age. about 58, Occ. Retd, R/o Flat No. 1104, Everest
Block, Mid Valley City, Atmakuru, Mangalagiri, Guntur District,
A.P-522503.
9. Mr. Nagaraja Kumar Marri, S/o Name Not known to Petitioner,
Age. about 50, Occ. Employee, R/o Flat No. 1601, Kailash Block,

Mid Valley City, Atmakuru, Mangalagiri, Guntur District, A.P-522503.

10. Mr. Chandra Sekhar Burgula, S/o. Not known to Petitioner Aged about. 58 Years, Occ. Govt. Employee, Resident of. 907 - Kailash, Mid Valley City, Atmakum (V), Mangalagiri (M), Guntur - District, Andhra Pradesh - 522503
11. Mrs. Swapna Yesireddy, W/o Name Not known to Petitioner, Aged. about 45, Occ. Business, R/o Flat No.901, Kailash Block, Mid Valley City, Atmakum, Mangalagiri, Guntur District, A.P-522503.
12. Mr. Javvadi Ramesh, S/o Name Not known to Petitioner, Aged. About 55, Occ. Employee, R/o Flat No.702, Everest Block, Mid Valley City, Atmakum, Mangalagiri, Guntur District, A.P-522503.
13. Mr. Tiramdasu Koteswar Rao, S/o Name Not known to Petitioner, Age. About 65, Occ. Retd. R/o Flat No.601, Trishul Block, Mid Valley City, Atmakum, Mangalagiri, Guntur District, A.P-522503.
14. Mrs. Atluri Padma, W/o Name Not known to Petitioner, Age. 65, Occ. Housewife, R/o Flat No.410, Trishul Block, Mid Valley City, Atmakum, Mangalagiri, Guntur District, A.P-522503.
15. Kodali Raja Ramohan Rao, S/o. Not Known to Petitioner Aged about. 70 Years, Occ. Employee, Resident of. 910 - Trishul, Mid Valley City, Atmakum (V), Mangalagiri (M), Guntur - District, Andhra Pradesh - 522503
16. Mr. Sajjan Kumar Mann, S/o. Not Known to Petitioner Aged about. 60 Years, Occ. Employee, Resident of. 1007 - Everest, Mid Valley City, Atmakuru (V), Mangalagiri (M), Guntur - District, Andhra Pradesh - 522503.

...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 writ, order or direction, more particularly, in the nature of Writ of Mandamus and declare the Proceedings in Application No ATS012500133794, Dated, 05-11-2025 on the file of The District Registrar, Guntur in respect of "The Residences at Mid Valley City Owners Association" bearing Society Registration No142 of 2024 u/s 9 of The Andhra Pradesh Societies Registration Act 2001 as illegal, arbitrary and without jurisdiction and further hold the action of the 2 Respondent as violative of the Provisions of Section 14 and 20 of The Andhra Pradesh Societies Registration Act 2001 and further hold the said actions are violative of Registered Bye Laws of the Society and declare the proceedings as illegal, arbitrary, without jurisdiction and not in accordance with law violating the principles of natural justice and the Fundamental Rights of the Petitioner under Articles 14, 16, 21, and the Constitution of India;

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 writ petition, the High Court may be pleased to issue an interim stay of Proceedings in Application No. ATS012500133794, Dated, 05-11-2025 on the file of The District Registrar, Guntur in respect of The Residences at Mid Valley City Owners Association bearing Society Registration No: 142 of 2024 u/s 9 of The Andhra Pradesh Societies Registration Act 2001, pending disposal of WP.No.31119 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 upon hearing the arguments of Sri V.Venu Gopala Rao, learned Senior Counsel representing on behalf of M/s Jamadagni Chittala, Advocate for the Petitioner and GP for Registration and Stamps for the Respondent Nos.1 & 2 and Sri Chalasani Ajay Kumar, Advocate for Respondent No.4 and Sri Unnam

Akhil Chowdary, Advocate for Respondent Nos.6 to 16, the Court made the following;

ORDER:

The Writ Petition No.32902 of 2025 is filed to declare the action of Respondent No.2 in issuing acknowledgment of amendment of Society dated 05.11.2025 with respect to Residences at Mid-Valley City Owners Association (for short, TRMVCOA), as illegal and arbitrary to the provisions of Andhra Pradesh Societies Registration Act, 2001. ✓

The Writ Petition No.31119 of 2025 is filed to declare the proceedings in Application No.ATS012500133794, dated 05.11.2025 on the file of District Registrar, Guntur in respect of "The Residences at Mid-Valley City Owners Association" bearing Society Registration No.142 of 2024 under Section 9 of the Andhra Pradesh Societies Registration Act, 2001, as illegal and arbitrary. ✓

The facts leading for filing these Writ Petitions are as follows:-

The Petitioner in W.P.No.32902 of 2025 is owner of Residential Flat No.1201 in Trishul Tower and Petitioner in W.P.No.31119 of 2025 is owner of Residential Flat No.201 in Kailash Towers of Mid-Valley City consisting of Trishul, Kailash and Everest Towers. An association was formed by name "Residences at Mid-Valley City Owners Association" and was registered under the provisions of The Andhra Pradesh Societies Registration Act, 2001(for short, "the Act") with Registration No.142/2024. ✓

As per the by-laws of the Society, all the owners of the flats in the premises are members of the association and the by-laws also provide for an Executive Committee consisting of President, Vice President, Secretary, Joint Secretary, Treasurer and two (02) executive body members. ✓

The by-laws also state that the executive body shall be through election process.

The core dispute in both these Writ Petitions is with regard to rival elections conducted by the members of the Society and the acceptance of the elected list of members i.e., Respondent Nos.4 to 13 by Respondent No.2, without acknowledging the elected list of the rival company.

After hearing Sri V. Venu Gopala Rao, learned Senior Counsel representing on behalf of M/s. Ch. Jamadagni, learned counsel for the Petitioner and Sri C. Subodh, learned Senior Counsel representing on behalf of Sri Akhil Chowdary, learned counsel for Respondent Nos.2 to 13, this Court suggested for settlement of dispute through mediation process and the learned respective counsels after consultation with the respective clients had agreed for referring the dispute to the mediation.

Therefore, there shall be an interim order as under:

- (i) The parties are directed to appear before the Mediation Center, High Court of A.P. on 05.03.2026.
- (ii) Sri K.Sita Ram (1785), learned counsel, is appointed as the Mediator for resolving the dispute.
- (iii) Fees and schedule of fees of the Mediator can be fixed by the Mediator in consultation with the respective counsel.

SD/- K. KASIRAO ACHARI
ASSISTANT REGISTRAR

//TRUE COPY

SECTION OFFICER

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To,

1. The Principal Secretary, State of Andhra Pradesh, Department of Stamps Registration, Secretariat Buildings, Velagapudi, Amaravathi, Guntur District. (by Special Messenger)

2. Bitra Srinivasa Rao, S/o. Bitra Bhaskara Rao, The Residences at Mid-Valley City Owners Association (TRMVCOA), R/o. Flat No 1201, Trishul, Mid Valley City, Atmakuru (V), Mangalagiri (M), Guntur District. Andhra Pradesh – 522503
3. The Secretary, Mr. Govindu Ramanjaneyulu S/o. G. Krishna Murthy The Residences at Mid Valley City Owners, Regd. Office 404, Kailash, Mid Valley City; Atmakum (V), Mangalagiri (M), Guntur District, Andhra Pradesh-522503.
4. The District Registrar - Guntur, Registration and Stamps Department, Collectorate Compound, Nagaram Palem, Guntur, Andhra Pradesh-522004.
5. Nagarjuna Vasireddy, Occ Claiming as Elected President of The Residences at Mid-Valley City Owners Association (TRMVCOA), R/o. Everest-2502, Mid-Valley City, Atmakur, Mangalagiri, Guntur District.
6. Mr. Vasireddy Nagarjuna, S/o V.Krishna Murthy, Aged about 70, Occ. Business, R/o Flat No.2502, Everest Block, Mid Valley City, Atmakuru, Mangalagiri, Guntur District, A.P-522503.
7. Mr. Koduri Srinivas, R/o Flat No.405, Trishul Block, Mid Valley City, Atmakuru, Mangalagiri, Guntur District, A.P-522503.
8. Siva Prakash Rao Munta, Occ Claiming as Elected Secretary of The Residences at Mid-Valley City Owners Association (TRMVCOA), R/o. Everest - 1104, Mid-Valley City, Atmakur, Mangalagiri, Guntur District.
9. Mr. Nagaraja Kumar Marri, R/o Flat No. 1601, Kailash Block, Mid Valley City, Atmakuru, Mangalagiri, Guntur District, A.P-522503.
10. Mr. Chandra Sekhar Burgula, Resident of 907 - Kailash, Mid Valley City, Atmakuru (V), Mangalagiri (M), Guntur - District, Andhra Pradesh - 522503

11. Mrs. Swapna Yesireddy, R/o Flat No.901, Kailash Block, Mid Valley City, Atmakuru, Mangalagiri, Guntur District, A.P-522503.
12. Mr. Javvadi Ramesh, R/o Flat No.702, Everest Block, Mid Valley City, Atmakuru, Mangalagiri, Guntur District, A.P-522503
13. Mr. Tiramdasu Koteswar Rao, R/o Flat No.601, Trishul Block, Mid Valley City, Atmakuru, Mangalagiri, Guntur District, A.P-522503.
14. Mrs. Atluri Padma, R/o Flat No.410, Trishul Block, Mid Valley City, Atmakuru, Mangalagiri, Guntur District, A.P-522503.
15. Kodali Raja Ramohan Rao, Resident of 910 - Trishul, Mid Valley City, Atmakuru (V), Mangalagiri (M), Guntur - District, Andhra Pradesh - 522503
16. Mr. Sajjan Kumar Mann, R/o of 1007 - Everest, Mid Valley City, Atmakuru (V), Mangalagiri (M), Guntur - District, Andhra Pradesh – 522503
17. The Branch Manager, IDBI, D.No.I-1489A, Money Street SBI Colony, Mangalagiri Guntur Andhra Pradesh - 522503.
18. The Branch Manager, HDFC, M G Road Branch, 40/1/129, MG Rd, Benz Circle, Chandra Mouli Puram, Sriram Nagar, Vijayawada, A P – 520008 (Addressee Nos.2 to 18 by **RPAD**)
- ✓ 19. The Secretary, Mediation Centre, High Court of AP (by **Special Messenger**)
20. One CC to Sri C.Subodh, Advocate [OPUC]
21. Two CCs to GP for Registration and Stamps, High Court of AP [OUT]
22. One CC to Sri Unnam Akhil Chowdary, Advocate [OPUC]
23. One CC to Sri Jamadagni Chittala, Advocate [OPUC]
24. One CC to Sri Chalasani Ajay Kumar, Advocate [OPUC]
25. One spare copy

HIGH COURT

VN,J

DATED:19/02/2026

ORDER

WP.No.32902 & 31119 of 2025

DIRECTION

