

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

MONDAY, THE FIRST DAY OF DECEMBER
TWO THOUSAND AND TWENTY FIVE

:PRESENT:

THE HONOURABLE SRI JUSTICE D RAMESH

WRIT PETITION NO: 33512 OF 2025



Between:

1. S. Susheela, W/o B. Sankar, aged about 44 years, Hindu, House Wife, resident of Thiruveedhikuppam village, G.D.Nellore Mandal Chittoor Dist, A.P. at present residing at Door No. 7, 1st A cross, Chikkakallasandra, Sarwabhoumanagara, Bangalore south. Bangalore, Karnataka 560061.
2. B.Venkatesulu Reddy, S/o B.Dora Swamy Reddy, aged about 75 years, Hindu, Cultivation, residing at Thiruveedhikuppam Village, Mahadevamangalam Post, G.D Nellore Mandal, Chittoor District
3. S. Jayaramareddy, S/o. S. Subramanyam Reddy, aged 55 yrs, R/o. 1st Floor, A Cross No.6, Chikkakallasandra, Sarwabhoumanagara, Bangalore South, Bangalore, Karnataka 560061.
4. S.Nagamma, W/o S.Subramanyam Reddy, aged about 72 years, Hindu, House Wife, residing at Jupalle Village, Mahadev Mangalam Post, G.D.Nellore Mandal, Chittoor District
5. C.Shakunthala, w/o S. Balaram Reddy, aged 45 years, Hindu, House Wife, residing at No. 93, Raja Gardenia Layout, Turahalli, Bangalore South Subrmanyapura Bangalore, Karnataka- 560061.
6. S. Bhagya Lakshmi, W/o. D. Chandra Sekhar Reddy aged about 42 yrs, R/o. Musalaiahgaripalle, Vepanjeri Post, Gangadhara Nellore Mandal, Chittoor District.
7. C. Navaneetha, w/o S. Umapathi, aged 43 years, Hindu, House Wife, residing at No. 250, 10th Cross 8th Main, Poornpragna Layout

Uttarahalli, Bangalore South Subramanyapura, Bangalore, Karnataka-560061

8. S. Aruna @ S. Jyothi, w/o M.Paramashiva, aged 41 years, Hindu, House Wife, residing at No. 144/26, 1st Cross KS Colony, 2nd Block, Thyagarajanagar, Bangalore South, Bangalore, Karnataka- 560061.

Petitioner/s

AND

1. The State of Andhra Pradesh, Rep. by its Principal Secretary to Government, Revenue Department, Secretariat, Velagapudi, Amaravati, Guntur District.
2. The District Collector, Chittoor District, Chittoor.
3. The Revenue Divisional Officer, Chittoor District, Chittoor.
4. The Tahsildar, Gangadhara Nellore (Town and Mandal), Chittoor District.
5. Sub- Registrar (Rural), Chittoor District, Chittoor.

Respondent/s

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 an appropriate Writ, Order or Direction more particularly in the nature of Writ of Mandamus declaring the proceedings in D.Dis.Coor/3B/495117/2025 Dt.12-11-2025 passed by the 2nd respondent directing the 4th respondent to execute the cancellation deeds of the registered sale deeds Dt. 16-05-2011 vide Doc.No.1192 of 2011, Doc.No.1193 of 2011, Doc.No.1194 of 2011, Doc.No.1195 of 2011, Doc.No.1196 of 2011, Doc.No.1199 of 2011, Doc.No.1200 of 2011, Doc.No.1201 of 2011 standing in favor of the petitioners without issuing any prior notice as illegal, arbitrary, violative of principles of natural justice and Articles. 14 and 300-A of Constitution of India and in violation of 26 (k) (i) of the Andhra Pradesh Registration Rules and set-aside the same in the interests of justice.

IA NO: 1 OF 2025

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 suspend the proceedings in D.Dis.Coor/3B/495117/2025 Dt.12-11-2025 passed by the 2nd respondent directing the 4th respondent to execute the cancellation deeds of the registered sale deeds Dt.16-05-2011 executed in favor of the petitioners in the interests of justice, Pending disposal of WP 33512 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 M CHALAPATI RAO, Advocate for the Petitioners, learned GP FOR REVENUE for the Respondent Nos.1 to 5, the Court made the following

ORDER:

This writ petition is filed declaring the proceedings dated 12.11.2025 passed by the 2nd respondent directing the 4th respondent to execute the cancellation deeds of the registered sale deeds dated 16.05.2011 vide document Nos.1192 of 2011, 1193 of 2011, 1194 of 2011, 1195 of 2011, 1196 of 2011, 1199 of 2011, 1200 of 2011 and 1201 of 2011 standing in the name of the petitioners without issuing any prior notice, as illegal and arbitrary.

A perusal of the references of the proceedings of the District Collector show that the 2nd respondent authority has entertained the application/representation made by one G.Mohan Kumar dated 27.04.2025 and based on the report of the Tahsildar dated 22.09.2025 straightaway directed the Tahsildar to execute the cancellation deeds by exercising the power under Section 26(i)(k) of the Registration Act, 1908. On perusal of the entire proceedings there is no whisper with regard to issuance of notice to the effected parties and the authority has mentioned about the document dated 20.11.1943 and so on. But, surprisingly without issuing notice to the effected parties, the 2nd

respondent has directed to cancel the registered deeds which were executed in 2011.

Considering the submissions and on perusal of the record, there shall be stay of all further proceedings pursuant to the proceedings dated 12.11.2025 passed by the 2nd respondent.

List the matter after four (4) weeks for filing counter.

SD/- K.TATA RAO
DEPUTY REGISTRAR

//TRUE COPY//

SECTION OFFICER

For

To,

1. The Principal Secretary to Government, Revenue Department, Secretariat, Velagapudi, Amaravati, Guntur District, State of Andhra Pradesh (BY SPECIAL MESSENGER)
2. The District Collector, Chittoor District, Chittoor.
3. The Revenue Divisional Officer, Chittoor District, Chittoor.
4. The Tahsildar, Gangadhara Nellore (Town and Mandal), Chittoor District.
5. Sub- Registrar (Rural), Chittoor District, Chittoor. (Addressee Nos.2 to 5 by RPAD)
6. One CC to SRI. M CHALAPATI RAO Advocate [OPUC]
7. Two CCs to GP FOR REVENUE ,High Court Of Andhra Pradesh. [OUT]
8. One spare copy

KJ

HIGH COURT

DR,J

DATED:01/12/2025

LIST THE MATTER AFTER FOUR (4) WEEKS FOR FILING COUNTER

ORDER

WP.No.33512 of 2025

INTERIM STAY

