



(SHOW CAUSE NOTICE BEFORE ADMISSION)
IN THE HIGH COURT OF ANDHRA PRADESH AT AMARAVATI
(SPECIAL ORIGINAL JURISDICTION)
TUESDAY, THE SECOND DAY OF DECEMBER,
TWO THOUSAND AND TWENTY FIVE

:PRESENT:

THE HONOURABLE SRI JUSTICE CHEEKATI MANAVENDRANATH ROY
AND
THE HONOURABLE SRI JUSTICE TUHIN KUMAR GEDELA
WP NO: 33582 OF 2025

Between:

IKF Finance Limited, D.No.40-1-44, Corporate Centre, M.G. Road,
Vijayawada - 520010, A.P. Rep. by its Authorized Officer Desaboyina
Sinivasa Rao, S/O Venkateswara Rao, age 54 years. Chief Legal Manager
of the Petitioners Company, working at IKF Finance Ltd, D. No. 40-1-144,
Corporate Centre, MG Road, Vijayawada, 5200100

...Petitioner

AND

1. The State of Andhra Pradesh, Rep. by the Secretary, Stamps and
Registration, Secretariat, Velangapudi, Andhra Pradesh
2. The Joint Sub-Registrar, D.No. 19-6-8, Court Compound, Tanuku,
Registration and Stamps Department, West Godavari District,
Andhra Pradesh – 534211.
3. The Joint Sub-Registrar, D.No. 4-112, Opp. R B bungalow,
Jangareddigudem, Registration and Stamps Department, West
Godavari District, Andhra Pradesh – 534447.
4. The Sub-Registrar, D.No. 22-19-12, RP Road, VK Chary Mansion
Apartment, Sajjapuram, Tanuku, Registration and Stamps
Department, West Godavari District, Andhra Pradesh - 534211

5. Katta Srinivasu, S/o Katta venkatarao, H.No. 1-15-9, Boyidi Vari Street, Kommai Cheruvu Gattu, Old Town, Tanuku, West Godavari, Andhra Pradesh – 534211.
6. Katta Venkatasubbalakshmi, W/o katta Srinivasu, H. No. 1-15-9, Boyidi Vari Street, Old Town Tanuku, Kommai Cheruvu Gattu, Tanuku, West Godavari, Andhra Pradesh – 534211.
7. Vasa Suresh, S/o Basava Lingam, Age - 34 years, D.No. 27-15-3, Tanuku Town, Tanuku Mandal, West Godavari district.
8. Burada Nageswara Rao, S/o Burada yarrabbai, age - 39 years, D.No. 2-16-33, Akshaya nagar, Tanuku Town, Tanuku, West Godavari, Andhra Pradesh.
9. P. Venkateswara Rao, S/o P. Pardha Saradhi, age - 51 years, R/o Door No. 2-23-11, Villa no.39, Ram ki Pearl Satavahana Colony, HCM Hill, Kukkatpalli, KPHB Colony, Malkajgiri, Telangana.
10. Vempatapu Gopalal Krishna, S/o Vempatapu Satyanarayana, Aged 43 years, R/o Door No. 1-10/1, Duvva Village, Tanuku Mandal, West Godavari District
11. Surisetty Venkata Ramana, S/o N. Apparao, aged 42 years R/o D. No. 1-133, Palamgi Village, Undrajavaram Mandal, East Godavari district, A.P.
12. Kakarla Ravichandra, S/o K. Subbarao, aged 44 years, R/o , Door No. 1-60/1, Karravari Savaram Village, Undrajavaram Mandal, West Godavari District, A.P.
13. Ravada Satyavathi, W/o R. Satyanarayana, R/o D. No. 27-6-16/2, Kattamuri Vari Street, Tanuku Town, Tanuku Mandal, West Godavari District, A.P.
14. Nadapana Srinivasarao, S/o Nadapana Vekateswara Rao, aged 44 years, R/o D. No. 1-35/2, Tillapudi village, Palakollu Mandal, West Godavari District, A.P.

...Respondents

WHEREAS the Petitioner above named through its Advocate Sri TAGORE YADAV YARAGORLA 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 of Mandamus or any other appropriate Writ, Order or Direction to

a. Declare the Release Deeds (Doc No. 3566/2021, 7644/2021 and 7645/2021) and Sale Deeds (Doc No. 5701/2021, 6043/2021, 3799/2022, 6662/2022, 368/2023, 4778/2022, 1342/2022 and 3837/2022) executed and registered by Respondent Nos. 5 and 6 and registered by Respondent Nos. 2, 3, and 4 as illegal, fraudulent, and void ab initio, having been registered without the authority or consent of the Petitioner- secured creditor who has his position as secured creditor under the SARFAESI Act 2002

b. Direct Respondent Nos. 2, 3, and 4 (Sub-Registrars concerned) to cancel the registration entries relating to the said Release Deeds (Doc No. 3566/2021, 7644/2021 and 7645/2021) and Sale Deeds (Doc No. 5701/2021, 6043/2021, 3799/2022, 6662/2022, 368/2023, 4778/2022, 1342/2022 and 3837/2022) in their respective books and to restore the Petitioners valid and subsisting mortgage interest over the schedule properties and reregister it in favour of Petitioner as per section 23A of the Registration Act 1908

c. Declare that the inaction of registrar is violative of the rights of the petitioner guaranteed to him by his position as secured creditor under the SARFAESI Act 2002

d. Declare that the Petitioner continues to hold a first and enforceable charge over the schedule properties by virtue of the Mortgage by Deposit of Title Deeds executed by Respondent Nos. 5 and 6, notwithstanding the impugned fraudulent documents

e. Direct the District Collector and the local revenue authorities to ensure that no mutation or transfer of revenue records is effected on the basis of the impugned sale deeds and to reflect the Petitioners charge in the relevant property registers;

AND WHEREAS the High Court upon perusing the petition and affidavit filed herein and upon hearing the arguments of Sri Tagore Yadav Yaragorla, Advocate for the Petitioner and GP for Revenue for the Respondent Nos.1 to 4, directed issue of notice to the Respondent Nos.5 to 14, returnable in four (04) weeks herein to show cause as to why this WRIT PETITION should not be admitted.

You viz:

1. Katta Srinivasu, S/o Katta venkatarao, H.No. 1-15-9, Boyidi Vari Street, Kommai Cheruvu Gattu, Old Town, Tanuku, West Godavari, Andhra Pradesh – 534211.
2. Katta Venkatasubbalakshmi, W/o katta Srinivasu, H. No. 1-15-9, Boyidi Vari Street, Old Town Tanuku, Kommai Cheruvu Gattu, Tanuku, West Godavari, Andhra Pradesh – 534211.
3. Vasa Suresh, S/o Basava Lingam, D.No. 27-15-3, Tanuku Town, Tanuku Mandal, West Godavari district.
4. Burada Nageswara Rao, S/o Burada yarrabbai, D.No.2-16-33, Akshaya nagar, Tanuku Town, Tanuku, West Godavari, Andhra Pradesh.
5. P. Venkateswara Rao, S/o P. Pardha Saradhi, R/o Door No. 2-23-11, Villa no.39, Ram ki Pearl Satavahana Colony, HCM Hill, Kukkatpalli, KPHB Colony, Malkajgagiri, Telangana.
6. Vempatapu Gopalal Krishna, S/o Vempatapu Satyanarayana, R/o Door No. 1-10/1, Duvva Village, Tanuku Mandal, West Godavari District

7. Surisetty Venkata Ramana, S/o N. Apparao, R/o D. No. 1-133, Palamgi Village, Undrajavaram Mandal, East Godavari district, A.P.
8. Kakarla Ravichandra, S/o K. Subbarao, R/o Door No. 1-60/1, Karravari Savaram Village, Undrajavaram Mandal, West Godavari District, A.P.
9. Ravada Satyavathi, W/o R. Satyanarayana, R/o D. No. 27-6-16/2, Kattamuri Vari Street, Tanuku Town, Tanuku Mandal, West Godavari District, A.P.
10. Nadapana Srinivasarao, S/o Nadapana Vekateswara Rao, R/o D. No. 1-35/2, Tillapudi village, Palakollu Mandal, West Godavari District, A.P.

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 30.12.2025 for which date the case stands posted for hearing;

The Court made the following:

ORDER:

Learned Government Pleader for Revenue takes notice on behalf of respondent Nos.1 to 4 and requests time to seek instructions.

Issue notice to respondent Nos.5 to 14, returnable in four (04) weeks.

List the matter on 30.12.2025.

//TRUE COPY//

For ,

**SD/- B.PRASAD RAO
DEPUTY REGISTRAR
SECTION OFFICER**

To,

1. Katta Srinivasu, S/o Katta venkatarao, H.No. 1-15-9, Boyidi Vari Street, Kommai Cheruvu Gattu, Old Town, Tanuku, West Godavari, Andhra Pradesh – 534211.
2. Katta Venkatasubbalakshmi, W/o katta Srinivasu, H. No. 1-15-9, Boyidi Vari Street, Old Town Tanuku, Kommai Cheruvu Gattu, Tanuku, West Godavari, Andhra Pradesh – 534211.
3. Vasa Suresh, S/o Basava Lingam, D.No. 27-15-3, Tanuku Town, Tanuku Mandal, West Godavari district.
4. Burada Nageswara Rao, S/o Burada yarrabbai, D.No.2-16-33, Akshaya nagar, Tanuku Town, Tanuku, West Godavari, Andhra Pradesh.
5. P. Venkateswara Rao, S/o P. Pardha Saradhi, R/o Door No. 2-23-11, Villa no.39, Ram ki Pearl Satavahana Colony, HCM Hill, Kukkatpalli, KPHB Colony, Malkajgiri, Telangana.
6. Vempatapu Gopalal Krishna, S/o Vempatapu Satyanarayana, R/o Door No. 1-10/1, Duvva Village, Tanuku Mandal, West Godavari District
7. Surisetty Venkata Ramana, S/o N. Apparao, R/o D. No. 1-133, Palamgi Village, Undrajavaram Mandal, East Godavari district, A.P.
8. Kakarla Ravichandra, S/o K. Subbarao, R/o Door No. 1-60/1, Karravari Savaram Village, Undrajavaram Mandal, West Godavari District, A.P.
9. Ravada Satyavathi, W/o R. Satyanarayana, R/o D. No. 27-6-16/2, Kattamuri Vari Street, Tanuku Town, Tanuku Mandal, West Godavari District, A.P.
10. Nadapana Srinivasarao, S/o Nadapana Vekateswara Rao, R/o D. No. 1-35/2, Tillapudi village, Palakollu Mandal, West Godavari

District, A.P. (Addressee Nos.1 to 10 by **RPAD**- along with a copy of petition and affidavit)

11. One CC to Sri. Tagore Yadav Yaragorla, Advocate [OPUC]
12. Two CCs to GP for Revenue, High Court of Andhra Pradesh.
[OUT]
13. Two spare copies

HIGH COURT

CMR,J

&

GTK,J

DATED:02/12/2025

LIST THE MATTER ON 30.12.2025

NOTICE BEFORE ADMISSION

WP.No.33582 of 2025

