

IN THE HIGH COURT OF ANDHRA PRADESH AT AMARAVATI

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

IA No. 1 OF 2025

IN

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

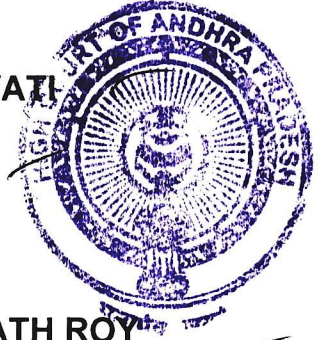
...Petitioner

(Petitioner in WP 33582 OF 2025

on the file of High Court)

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, Malkajgagiri, 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

(Respondents in-do-)

Counsel for the Petitioner : SRI TAGORE YADAV YARAGORLA

Counsel for the Respondent Nos.1 to 4: GP FOR REVENUE

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 sub-registrar not to effect and further register sale deed over the subject properties mortgaged with the petitioner and restrict further alienation and creation of third parties interest over the subject property, pending disposal of WP No.33582 of 2025, on the file of the High Court.

The court while directing issue of notice to the Respondents herein to show cause as to why this application should not be complied with, made the following order.(The receipt of this order will be deemed to be the receipt of notice in the case).

ORDER:

The petitioner is a financial institution and a secured creditor. Respondent Nos.5 and 6 are the principal borrowers who availed loan from the petitioner and offered their immovable property as security for repayment of the loan amount. They have mortgaged the said immovable property to the petitioner under a registered mortgage deed.

The grievance of the writ petitioner is that during the subsistence of the said mortgage, the principal borrowers have sold away the secured asset to respondent Nos.7 to 14 under registered sale deeds without discharging the loan amount and respondent Nos.2 to 4-Sub-Registrars have also effected the registration of the sale deeds inspite of the fact that the mortgage in favour of the petitioner has been in subsistence. It is the case of the petitioner that a fraud was played in creating a release deed as if the loan amount was discharged and mortgage was redeemed. Therefore, the petitioner has filed the writ petition seeking the reliefs prayed for.

In the said facts and circumstances of the case, there shall be interim direction to respondent Nos.2 to 4 not to effect further sale and

not to allow registration of the sale deeds in respect of the secured asset so as to prevent multiplicity of litigation as it is the apprehension of the petitioner that respondent Nos.7 to 14 are now making efforts to create third party interests in respect of the said property.

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For

SD/- B.PRASAD RAO
DEPUTY REGISTRAR

SECTION OFFICER

To,

1. The Secretary, State of Andhra Pradesh, Stamps and Registration, Secretariat, Velagapudi, Andhra Pradesh (by **Special Messenger**)
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
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10. Vempatapu Gopalal Krishna, S/o Vempatapu Satyanarayana, R/o Door No. 1-10/1, Duvva Village, Tanuku Mandal, West Godavari District
11. Surisetty Venkata Ramana, S/o N. Apparao, R/o D. No. 1-133, Palamgi Village, Undrajavaram Mandal, East Godavari district, A.P.
12. Kakarla Ravichandra, S/o K. Subbarao, 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, R/o D. No. 1-35/2, Tillapudi village, Palakollu Mandal, West Godavari District, A.P. (Addressee Nos.2 to 14 By **RPAD**)
15. One CC to Sri. Tagore Yadav Yaragorla, Advocate [OPUC]
16. Two CCs to GP for Revenue, High Court of Andhra Pradesh.
[OUT]
17. Two spare copies

HIGH COURT

CMR,J

&

GTK,J

DATED:02/12/2025

LIST THE MATTER ON 30.12.2025

ORDER

IA.NO.1 OF 2025

IN

WP.No.33582 of 2025

DIRECTION

