

HIGH COURT OF ANDHRA PRADESH: AMARAVATI

MAIN CASE No: W.P.No.35477 of 2025

12

PROCEEDING SHEET

Sl. No.	Date	ORDER	OFFICE NOTE
02	20.12.2025	<p><u>BSB,J</u></p> <p>Ms. G.N.Uma Rani, learned Standing Counsel for A.M.C. representing the respondents submitted that the petitioner is using the leased premises by violating the terms of the lease by raising constructions and not permitting the officers of the respondents and further raised constructions and using the adjacent vacant premises which was not let out and moreover the petitioner filed complaints against the officers by obstructing them from entering the vacant site and the property let out in spite of a condition in agreement to permit inspection by the lessor. She further submitted that the writ petition was filed challenging the proceeding dated 23.10.2023 by which the petitioner was directed to pay penal double rate of rent in respect of the premises for its use or to vacate, but, due to the continuation of the violations, on 10.12.2025, final notice was issued, through post with acknowledgment due, to the petitioner to remove the unauthorized constructions such as pillars, soaking unit etc., in the adjacent site and handover the vacant possession of the godown along with the adjacent premises within seven days from the date of receipt of the notice and the acknowledgment is awaited.</p>	Contd...

The learned counsel for the petitioner submitted that the petitioner took the godown on lease in February, 2025 and immediately thereafter submitted a representation dated 17.03.2025 to give the adjacent site also on lease with the same rate of rent and in view thereof, under the oral permission of the officers, some installations were made for the purpose of employees working in the unit of the petitioner to attend nature calls etc., and that the petitioner is ready to pay the rent, yet the officers are causing trouble to the petitioner. He further submitted that the petitioner has been generating employment for about 100 people and creating eco-friendly products and that the proposed actions would hamper the industrial and economic growth of the petitioner and the nation in general.

Since the agreement of lease provided resolution of dispute before an arbitrator and the matter is of the dominantly civil nature, the matter is referred for mediation before the Mediation Centre of this High Court.

Both parties shall cooperate.

The file shall be returned by 31.12.2025. Till such time, the *status quo* as on today shall be maintained.

B.S.BHANUMATHI,J

NSM