APHC010523012026

IN THE HIGH COURT OF ANDHRA PRADESH
AT AMARAVATI

FRIDAY, THE 16th DAY OF OCTOBER 2026

PRESENT

THE HONOURABLE SRI JUSTICE BATTU DEVANAND

CIVIL REVISION PETITION NO: 2831 OF 2026

Between:

1. Dileep Kumar Rongali, S/o. Poturaju,Aged 37 years, R/o. Narmada ResidencyLalamaGardens, Manikonda,Hyderabad, Telangana.

...Petitioner

AND

1. Cheepulla Pratap, S/o. Yerranna,R/o. D.No. 10-3, SF-1, Venkateswara Nilayam,Girijan Colony, Visalakshi Nagar,Visakhapatnam - 530043.

2. Cheepulla Yamuna Dasari Yamuna, W/o. Cheepulla Pratap, R/o. D.No.12-873/1,Gandhi Nagar, Section-1, Arilova,Ravindra Nagar, Visakhapatnam - 530040.

...Respondents

Petition under Article 227 of the Constitution of India,praying that in the circumstances stated in the grounds filed herein,the High Court may be pleased toAggrieved by the postponement of O.S.No.61 of 2024 on the file of I Additional Civil Judge Junior Division, Bheemunipatnam, Visakhapatnam District, without even deciding I.A.No.238 of 2026 filed under Order XV-A of CPC for deposit of undisputed arrears by giving long date of adjournments,the above named petitioner begs to present this Memorandum of Civil Revision Petition.

IA NO: 1 OF 2026

Petition under Section 151 CPC praying that in the circumstances stated in the affidavit filed in support of the petition, the High Court may be pleased to dispense with the requirement of filing Certified Copy of the Case Status and the Docket Proceedings in OS.No.61 of 2024 on the file of the Court of I Additional Civil Judge Junior Division cum-XV Addl. Judicial Magistrate of First Class, Bheemunipatnam, Visakhapatnam District, in the interest of justice

IA NO: 2 OF 2026

Petition under Section 151 CPC praying that in the circumstances stated in the affidavit filed in support of the petition, the High Court may be pleased to direct the Trial Court i.e. I Additional Civil Judge Junior Division - cum - XV Addl. Judicial Magistrate of First Class, Bheemunipatnam, Visakhapatnam District to conduct trial in OS.No.61 of 2024 and dispose of the Suit and the Interlocutory Applications as expeditiously as possible within a reasonable time frame, in the interest of justice, during the pendency of the above CRP

Counsel for the Petitioner: K JYOTHI PRASAD

Counsel for the Respondents:

The Court made the following order:

THE HONOURABLE SRI JUSTICE BATTU DEVANAND

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ORDER:

Heard the learned counsel for the petitioner and perused the material available on record.

2. The petitioner herein filed O.S.No.61 of 2024 on the file of I Additional Junior Civil Judge Court, Bheemunipatnam for eviction of the defendants/respondents herein, to handover the vacant possession of the suit schedule property, to recover the arrears of rent and to restrain the defendants/respondents herein from subletting the schedule property to the 3rd party and for other consequential reliefs. The defendants filed their written statements in the said suit. The suit was being adjourned from time to time.

3. As per the contention of the learned counsel for the petitioner now the suit is posted for framing of issues and the petitioner filed an interlocutory application *vide* I.A.No.238 of 2026 under Order XV-A r/w.151 of Code of Civil Procedure, 1908 with a prayer to pass an order to deposit rental amounts into the account of the petitioner. Learned counsel submits that without filing counter in the said interlocutory application, the respondents are dragging the issue, which is causing unavoidable delay in proceeding further. The learned counsel for the petitioner further contends that the interlocutory application was filed in the month of January, 2024 and it is still pending as on today.

4. Having considered the facts and circumstances of the case, in our considered view, it is appropriate and reasonable to direct the trial Court to dispose of I.A.No.238 of 2026 filed by the petitioner, in accordance with law to meet the interest of justice.

5. Accordingly, this Civil Revision Petition is disposed of with a direction to the I Additional Civil Judge (Junior Division), Bheemunipatnam to dispose of I.A.No.238 of 2026 in O.S.No.61 of 2024, as expeditiously as possible, preferably with in a period of four (4) weeks from the date of receipt of a copy of this order.

6. There shall be no order as to costs.

Consequently, Miscellaneous Petitions, pending if any, shall stand closed.

JUSTICE BATTU DEVANAND

Dated : 16.10.2026
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THE HONOURABLE SRI JUSTICE BATTU DEVANAND

CIVIL REVISION PETITION NO: 2831 OF 2026

Dated : 16.10.2026
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