

HIGH COURT OF ANDHRA PRADESH AT AMARAVATI

MAIN CASE: W.P.No.4452 of 2026

PROCEEDING SHEET

Sl. No.	DATE	ORDER	OFFICE NOTE
1.	17.02.2026	<u>BKM, J</u> Heard the learned counsel for the petitioner and the learned counsel for the petitioner is permitted to take out personal notice to the 5th respondent and proof of service shall be filed within a period of three (03) weeks from today. List on 17.03.2026. The learned Assistant Government Pleader for Revenue takes notice for the respondent Nos.1 to 4, to file counter affidavit. This writ petition is filed against the order passed by the 3rd respondent dated 20.01.2026. The 5th respondent herein filed the above said appeal to cancel the Pattadar Passbook and Title Deed issued by the 4th respondent herein in favour of the petitioner herein. The learned counsel for the petitioner submits that the 3rd respondent ought not to have entertained the appeal for the prayer sought by the appellant therein/the 5th respondent herein as there is no order of the 4th respondent challenging the same in the above said appeal, which is contrary to the order of the Division Bench of the erstwhile High Court of Andhra	Contd.,

Pradesh reported in 2015(5) ALT 228 (D.B.) followed by the order passed by the learned Single Judge of this Court in W.P.No.1349 of 2019 dated 06.02.2023.

However, the said appeal was disposed of directing the 4th respondent as under:

Therefore, the Tahsildar, Karvetinagar, is hereby directed to execute the following in accordance with the provisions of the A.P. Rights in Land and Pattadar Pass Books Act, 1971, and the rules framed thereunder:

1. The Pattadar Passbook and Title Deed issued in favor of Respondent No.1 under Khata No.302 and the subsequent Auto-Mutation in favor of P.Arunadha Reddy under Khata No.518 for the appeal schedule is hereby cancelled and set aside.

The revenue records shall be restored to reflect the status as per the enjoyment shown in the old/manual Adangals and mutate the name of the appellant as the Pattadar for the appeal schedule lands obtained by virtue of succession from his father, N. Venkata Reddy, who was the recorded enjoyer and thereby ensure that the Appellant's peaceful possession is not disturbed by the Respondents, as the field enquiry confirms his current cultivation of the paddy crop.

With this the appeal is disposed.

A revision against this order lies before the Joint Collector, Chittoor under Section 9 of A.P. Rights in Land and Pattadar Pass Book Act, 1977 within 60 days from the date of the receipt of this order.

Schedule of the land

Sl.No.	Name of the Mandal & Village	Sy.No.	Extent
1	Karvetinagar Mandal Erramarajupalli Village	93/10	0.17 cents

Contd..,

		On the other hand, the learned Assistant Government Pleader appearing for the respondent Nos.1 to 4 submits that the said impugned order of the 3rd respondent dated 20.01.2026 can be assailed before the revisional authority under Section 9 of the Andhra Pradesh Rights in Land and Pattadar Passbook Act, 1971 within 60 days from the date of receipt of the said order. In view of the above said facts and circumstances, it is observed that any action taken by the 4th respondent herein pursuant to the above said impugned orders of the 3rd respondent dated 20.01.2026 is subject to outcome of this writ petition. However, it does not preclude for the petitioner to file revision before the Joint Collector, Chittoor against the above said impugned order of the 3rd respondent dated 20.01.2026. If so filed, notwithstanding the pendency of this writ petition, the revisional authority can proceed with the matter in accordance with law. BKM, J PGT	
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