

IN THE HIGH COURT OF ANDHRA PRADESH AT AMARAVATI
(Special Original Jurisdiction)

TUESDAY, THE SEVENTEENTH DAY OF FEBRUARY
TWO THOUSAND AND TWENTY SIX

: PRESENT:

THE HONOURABLE SRI JUSTICE B KRISHNA MOHAN
WRIT PETITION NO: 4452 OF 2026

Between:

A Bangaramma, W/o. A. Venkatadri Reddy, Aged about 49 years, Occ: Housewife, Resident of Erramarajupalli village & post, Karvetinagar Mandal, Chittoor District, Andhra Pradesh - 517569.

Petitioner

AND

1. The State of Andhra Pradesh, Rep. by its Principal Secretary, Revenue Department, Secretariat buildings, Velagapudi, Amaravathi, Guntur District - 522237.
2. The District Collector, Chittoor, Chittoor District - 517001.
3. The Appellate Authority and The Revenue Divisional Officer, Nagari Chittoor District - 517590.
4. The Tahsildar, Karvetinagaram, Karvetinagar Mandal, Chittoor District, Andhra Pradesh - 517582.
5. N. Bala Subrahmanyam Reddy, S/o. late N. Venkata Reddy, Aged about 48 years, Occ: Cultivation, Residing at Diguva Erramarajupalli village and post, Karvetinagar Mandal, Chittoor District, Andhra Pradesh - 517569.

Respondents

Petition under Article 226 of the Constitution of India praying that in the circumstances stated in the affidavit filed therewith, the High Court may be pleased to issue a writ, order or direction, more particularly one in the nature of Writ of mandamus declaring the action of the respondents especially the action of the Respondent No.3 herein in allowing the petition filed by the respondent no.5 by treating the same as appeal vide proceedings in D.Dis.C/805/2025 dated 20-01-2026 thereby cancelling the Pattadar Passbook and Title deeds in favor of the petitioner under Khata No. 302 and subsequent Auto-mutation under Khata No.518 for the land admeasuring an extent of Ac. 0.17 cents situated in Sy.No.93/10 of Erramarajupalli village, Karvetinagar Mandal without any jurisdiction as being illegal, arbitrary, unfair, violative of Principles of Natural Justice apart from being violative of Articles 14, 19 and 21 of the Constitution of India and also contrary to the law laid down by this Hon'ble Court in *Ratnamma vs. The Revenue Divisional Officer Dharmavaram* and others reported in 2015 (6) ALD 609 and the Andhra Pradesh Rights in land and Pattadar pass book Act, 1971 and Rules made thereunder and consequently set aside the proceedings in D.Dis.C/805/2025 dated 20-01-2026 passed by the Respondent No.3 herein as the same suffers from inherent lack of jurisdiction.

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 suspend the Orders passed by the Respondent No.3 herein in proceedings vide D.Dis.C/805/2025 dated 20.01.2026, Pending disposal of WP No.4452 of 2026, on the file of the High Court.

The petition coming on for hearing, upon perusing the Petition and the affidavit filed in support thereof and upon hearing the arguments of Sri V Nitesh, Advocate for the Petitioner, and of GP for Revenue for the Respondent Nos. 1 to 4, and of and the Court made the following.

ORDER

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 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

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.

SD/- SK MD RAFI
DEPUTY REGISTRAR

SECTION OFFICER

//TRUE COPY//

To,

1. The Principal Secretary, State of Andhra Pradesh, Revenue Department, Secretariat buildings, Velagapudi, Amaravathi, Guntur District - 522237.
2. The District Collector, Chittoor, Chittoor District - 517001.
3. The Appellate Authority and The Revenue Divisional Officer, Nagari Chittoor District - 517590.
4. The Tahsildar, Karvetinagaram, Karvetinagar Mandal, Chittoor District, Andhra Pradesh - 517582.

5. N. Bala Subrahmanyam Reddy, S/o. late N. Venkata Reddy, Aged about 48 years, Occ: Cultivation, Residing at Diguva Erramarajupalli village and post, Karvetinagar Mandal, Chittoor District, Andhra Pradesh - 517569. (1 to 5 by RPAD)
6. One CC to Sri V Nitesh, Advocate [OPUC]
7. Two CCs to GP for Revenue, High Court of Andhra Pradesh [OUT]
8. One spare copy

HIGH COURT

BKM, J

DATED: 17/02/2026

LIST ON 17.03.2026

ORDER

WP.NO.4452 OF 2026

DIRECTION

