



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

[3233]

MONDAY, THE TENTH DAY OF NOVEMBER
TWO THOUSAND AND TWENTY FIVE

PRESENT

THE HONOURABLE SRI JUSTICE B KRISHNA MOHAN

WRIT PETITION NO: 8096/2020

Between:

1. RANGALA APPALA RAJU,, S/O RANGALA THATHAABBAI HINDU
AGED ABOUT YEARS, ANGADI DIBBA, RAMA LAKSHMI COLONY,
MAHARANIPETA, VISAKHAPATNAM.

...PETITIONER

AND

1. THE STATE OF ANDHRA PRADESH, REP BY ITS PRINCIPAL
SECRETARY REVENUE DEPARTMENT, SECRETARIAT,
VELAGAPUDI, AMARAVATHI.

2. THE DISTRICT COLLECTOR, VISAKHAPATNAM, VISAKHAPATNAM
DISTRICT.

3. THE REVENUE DIVISIONAL OFFICER, ANAKAPALLI,
VISAKHAPATNAM DISTRICT.

4. THE THASILDHAR, RAMBILLI, RAMBILLI MANDAL
VISAKHAPATNAM DISTRICT.

5. RANGALA RAMULAMMA, WIO. LATE RANGALA THATHABBAI
D.NO. 14-33-37/9C ANGADI DIBBA RAMALAKSHMI COLONY,
MAHARANIPETA VISAKHAPATNAM, VISAKHAPATNAM DISTRICT

...RESPONDENT(S):

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 an appropriate writ, order or direction, more

particularly one in the nature of WRIT OF MANDAMUS declaring the action of the Respondents issuance of ROR/IB and also mutating the 5th Respondent's name in the revenue records of land in S.NO.113/11 to an extent of Ac.0.10 cents situated at Rambilli village, Rambilli Mandal, Visakhapatnam district without conducting any enquiry and without giving opportunity to the petitioner is arbitrary and violation of Pattadar Pass Book Act and it is arbitrary and violation of principles of natural Justice and consequently to direct the official respondents to cancel the ROR/IB issued in favour 5th respondent and delete the name of the 5th respondent in the revenue records and pass

IA NO: 1 OF 2020

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 official respondents to cancel the ROR/ 1B issue in favour of 5th respondent and remove 5th respondent's name in revenue records immediately in respect of S. No 113/11 to an extent of Ac.0.10 cents situated at Rambilli village Rambilli Mandal Visakhapatnam District and pass

IA NO: 1 OF 2025

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 may be pleased to grant leave to Respondent No.4 to file counter affidavit in the above Writ Petition and pass

Counsel for the Petitioner:

1.K.S.G. PADMAVATHI

Counsel for the Respondent(S):

1.GP FOR REVENUE (AP)

2.SIMHACHALAM KARUKOLA

The Court made the following Order:

Heard the learned counsel for the petitioner, the learned Assistant Government Pleader for the respondent Nos.1 to 4 and the learned counsel appearing for the 5th respondent.

2. This writ petition was filed questioning the action of the respondents in issuing the ROR/IB and mutation of the 5th respondent's name in the revenue records of land in Sy.No.113/11 to an extent of Ac.0.10 cents situated at Rambilli Village, Rambilli Mandal, Visakhapatnam District without conducting any enquiry and without giving any opportunity.

3. The learned counsel for the petitioner submits that the petitioner made his complaint to the 4th respondent for not issuing the ROR/IB in favour of the 5th respondent by mutating her name in the revenue records for the subject land. But the same was not considered by the 4th respondent.

4. On the other hand, the learned Assistant Government Pleader relying upon the counter affidavit and additional counter affidavit of the 4th respondent submits that the 4th respondent issued endorsement dated 04.12.2019 on the complaint made by the petitioner informing that the subject land stands in the name of Sri Rangala Thathabbai and in pursuance of his death it can be transferred to the 5th respondent by way of mutation and it cannot be stopped on the complaint made by the petitioner.

5. The IB Namuna dated 06.01.2020 discloses the name of the 5th respondent for the subject land showing that the mutation was accepted on 27.12.2019.

6. The learned counsel for the 5th respondent submits that the 5th respondent was also issued pattadar passbook and title deed for the subject land. But either the learned counsel for the petitioner or the learned counsel for the 5th respondent has not filed the pattadar passbook and title deed said to have been issued in favour of the 5th respondent in this writ petition.

7. In view of the above said facts and circumstances, it is open for the petitioner to work out his remedies in accordance with law by availing the alternative remedies as there are disputed questions of facts also involved in this writ petition, which cannot be gone into in this writ petition.

8. Accordingly, this Writ Petition is disposed of. Interim order if any deemed to have been vacated. There shall be no order as to costs.

As a sequel, Interlocutory Applications pending, if any, shall stand closed.

JUSTICE B. KRISHNA MOHAN

10.11.2025
PGT