



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

[3311]

Wednesday, the 8th day of July, 2026

Present

The Honourable Ms.Justice B.S.Bhanumathi

Writ Petition No. 17863 of 2026

Between:

- 1.Dwarakacharla Venkatamma, W/o. Late Chinna Venkata Reddy, aged about 80 years, residing at D. No. 4/155-C, Sriramnagar, G. V. Satram, Nandyalapeta post, Mydukur mandal, Y.S.R. Kadapa district.
- 2.Dwarakacharla Venkataramana Reddy, S/o. Chinna Venkata Reddy, aged about 59 years, Occupation : Farmer, residing at D.No.4-107-4, Sriramnagar, G. V. Satram, Nandyalapeta post, Mydukur mandal, Y.S.R. Kadapa district.
- 3.Dwarakacharla Venkatamma, W/o. Late Dwarakacharla Rami Reddy, aged about 48 years, occupation : House wife, resident of D.No.5/107-3, Sriramnagar, G. V. Satram, Nandyalapeta post, Mydukur mandal, Y.S.R. Kadapa district.
- 4.Dwarakacharla Venkata Reddy, S/o. Dwarakacharla Chinna Venkata Reddy, aged about 56 years, occupation : Farmer, Resident of D. No. 5/107-2, Sriramnagar, G. V. Satram, Nandyalapeta post, Mydukur mandal, Y.S.R. Kadapa district.

...Petitioners

and

- 1.The State of Andhra Pradesh, represented by its Principal Secretary, Revenue Department, Secretariat Buildings, Velagapudi, Amaravati,

Guntur district – 522 238.

- 2.The District Collector, Kadapa, Y.S.R. Kadapa district – 516 001.
- 3.The Revenue Divisional Officer, Badvel, Y.S.R. Kadapa district – 516 227.
- 4.The Tahsildar, Mydukur, Mydukur mandal- 516172.
- 5.The Mandal Revenue Inspector, Mydukur, Mydukur mandal – 516 172.

...Respondents

Counsel for the petitioners

- 1.Chilukuri Karthik

Counsel for the respondents:

- 1.Government Pleader for Revenue

The Court made the following:

The Court made the following Order:

This writ petition is filed under Article 226 of the Constitution of India to issue a writ or order or direction more particularly one in the nature of writ of mandamus declaring the action of the respondents No.3 to 5 in taking steps to cancel the Sub-divisions made in Sy. No. 279 of Nandyalapeta village of Mydukur mandal, Y.S.R. Kadapa district without issuing any prior notice to the petitioners and without calling for the explanation and without jurisdiction and trying to dispossess the petitioners from the land admeasuring an extent of Ac. 0.77 cents in Sy. No. 279/1 of Nandyalapeta village of Mydukur mandal, Y.S.R. Kadapa district high handedly without following due process of law being arbitrary, illegal, unfair and apart from violation of principles of natural justice and Articles 14, 21 and 300-A of the Constitution of India and contrary to the circulars issued by the C.C.L.A. and consequently direct the respondents No. 3 to 5 not to cancel the Sub-divisions made in the subject land and further direct the respondents not to dispossess the petitioners from the subject land except by following due process of law and pass such other order, which this Court deems fit in the interest of justice.

02. The case of the petitioners stated briefly, is as follows:

The petitioner No.1 purchased Ac. 0.51 ½ cents in Sy. No. 279 of Nandyalapeta village of Mydukur mandal, Y.S.R. Kadapa district under registered sale deed bearing document No.36 of 1993 dated 18.01.1993 from Jutturu Sarabaiah. She also purchased another parcel of adjacent land admeasuring Ac.0.25 ¾ cents in Sy. No. 279 of Nandyalapeta village of Mydukur mandal, Y.S.R. Kadapa district under an un-registered agreement of sale dated 28-09-1998 from Jutturu Sarabaiah vide Ex.B7. Since the date of purchase, the petitioner No.1 has been in possession and enjoyment of the same. Out of her land, Ac.0.61 cents of land is used for agriculture and other activities and the rest of the land is house site. The

petitioner No.3 is a widowed daughter-in-law of the petitioner No.1. The petitioner No.1 executed a gift settlement deed in favour of the petitioner No.2 vide document bearing No. 1918 of 2014 dated 29.10.2014 for an extent of Ac. 0.20 cents in Sy. No. 279 of Nandyalapeta village, Mydukur mandal, Y.S.R. Kadapa district. The petitioner No.1 executed a gift settlement deed in favour of the petitioner No. 3 to an extent of Ac. 0.20 cents of land in Sy. No. 279 of Nandyalapeta village of Mydukur mandal, Y.S.R.Kadapa district vide registered document bearing No.1917 of 2014, dated 29.10.2014. The petitioner No.1 executed a settlement deed in favour of the petitioner No.4 to an extent of Ac.0.21 cents vide registered document bearing No.1919 of 2014 dated 29.10.2014. The petitioners are in joint possession and enjoyment. They are paying taxes and electricity charges under bills. Neither the petitioner No.1 nor the other petitioners got their names mutated in the revenue records. They could not obtain pattadar pass books and title deeds due to lack of knowledge and proper advice. The names of the vendor's vendor of the petitioner No.1 and their family members are reflected in the R.S.R. and R.H. The property was classified as village land though it is a private patta land. Pursuant to the recent survey, the respondent No. 4 made sub-divisions in Sy. No. 279 into Sy. No. 279/1 and 279/2 vide Ref. No. B / 114 / 2026 dated 13.04.2026. The name of the petitioner No.1 was recorded as pattadar in Sy. No. 279/1 to an extent of Ac. 0.77 cents whereas the name of Syiad Miya Jan was recorded in respect of land of Ac. 0.26 cents in Sy. No. 279/2. For the past one month, the local revenue authorities, at the instructions of the respondents Nos. 3 to 5, are coming to the land of the petitioners and threatening to handover possession of the land so as to facilitate the local ruling party leaders and further threatening to cancel the sub-divisions, made vide proceeding Ref. No. B / 114 / 2026, dated 13.04.2026 in an arbitrary manner, without issuing any show cause notice. Hence, this writ petition was filed.

03. The learned Assistant Government Pleader for Revenue placed on record a copy of written instructions of the respondent No.4, dated.02.07.2026, wherein it is stated that the petitioners have title only to an extent of Ac.0.51 ½ cents in Sy. No. 279 in Nandyalapeta village of Mydukur mandal suppressing the fact that they do not have any document in respect of Ac. 0.77 cents and got the land mutated. When such division was made, notices were not given to the adjacent owners. Therefore, the revenue authorities have to legally initiate proceedings to cancel or rectify the erroneous sub-division after issuing notices to all the affected parties and following due process of law.

04. Since the sub-division has not yet been cancelled and the written instructions indicate that the process of cancellation of sub-division, if any, will be undertaken only after service of notice to the parties likely to be affected and following due process of law, the writ petition is disposed of recoding the same.

There shall be no order as to costs.

Consequently, miscellaneous petitions, if any, pending in this writ petition shall stand closed.

JUSTICE B.S. BHANUMATHI

Date: 08.07.2026

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THE HONOURABLE MS JUSTICE B.S.BHANUMATHI

WRIT PETITION NO:17863 of 2026

Date: 08.07.2026

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