



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

[3330]

**THURSDAY, THE TWENTY THIRD DAY OF OCTOBER
TWO THOUSAND AND TWENTY FIVE**

**PRESENT
THE HONOURABLE SRI JUSTICE TARLADA RAJASEKHAR RAO**

WRIT PETITION NO: 28679/2025

Between:

1. SRI RAJA VATSAVAYI UDYAYA KUMARI, W/O.S.R.V.VARAHA NARASIMHA RAJU, AGED 78 YEARS, OCC: HOUSE WIFE, R/O.D.NO.IO-8I/B, RATNAGIRI COLONY, P.M.PALEM, VISAKHAPATNAM.
2. SMT. PINNAMARAJU SOBHA RANI, W/O.P.V.M.SUBBARAJU, AGED 67 YEARS, R/O.D.NO.3-100, MALLAVARAM, UPPAVARAM, ACHYUTHAPURAM MANDAL, VISAKHAPATNAM DISTRICT.

...PETITIONER(S)

AND

1. THE STATE OF ANDHRA PRADESH, REP., BY ITS PRINCIPAL SECRETARY, REVENUE DEPARTMENT, SECRETARIAT, VELAGAPUDI, AMARAVATI.
2. THE DISTRICT COLLECTOR, VIZIANAGARAM DISTRICT, VIZIANAGARAM.
3. THE REVENUE DIVISIONAL OFFICER, CHEEPURUPALLI REVENUE DIVISION, VIZIANAGARAM DISTRICT.
4. THE TAHSILDAR MANDAL REVENUE OFFICE, CHEEPURUPALLI MANDAL, VIZIANAGARAM DISTRICT.
5. SMT BHUPATHIRAJU UMADEVI, W/O. LATE BHUPATHI SEETHA RAMACHANDRA RAJU, AGED ABOUT 69 YEARS, R/O D.NO.14-1-130, VENKATAPATHIRAJU NAGAR, NAVUROJI ROAD, VISAKHAPATNAM-5300001.
6. SRI BHUPATHIRAJU UDAYASANKAR RAJU, S/O. LATE BHUPATHI SEETHA RAMACHANDRA RAJU, AGED ABOUT 47 YEARS, R/O. D.NO.14-1-130, VENKATAPATHIRAJU NAGAR, NAVUROJI ROAD, VISAKHAPATNAM-5300001.
7. SMT BHUPATHIRAJU THRIPURADEVI, D/O. LATE BHUPATHI SEETHA RAMACHANDRA RAJU AGED ABOUT 38 YEARS, R/O. D.NO.14-1-130, VENKATAPATHIRAJU NAGAR, NAVUROJI ROAD, VISAKHAPATNAM-5300001.

...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 a Writ in the nature of Mandamus, directing the 3rd respondent to consider and dispose of the Petitioners Appeal dated 19.07.2025,(acknowledged) wherein the Petitioners have sought mutation of their names in the Records of Rights (ROR) and to issue PPB cum TD pertaining for the agricultural lands admeasuring a total extent of Ac. 63.43 cents (as detailed in Paragraph 4 of the affidavit) situated in Devarapodilam Village, Cheepurupalli Mandal, Vizianagaram District by way of deleting the names of the unofficial Respondents, who were wrongly entered in respect of an extent of Ac. 51.35 cents (as detailed in Paragraph 9 of the affidavit) in the interest of justice by declaring the arbitrary action of 3rd Respondent as illegal, arbitrary, and violative of Articles 14, 21, and 300-A of the Constitution of India and pass

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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 3rd Respondent to consider and dispose of the Petitioners Appeal dated 19.07.2025 (acknowledged) wherein the Petitioners have sought mutation of their names in the Records of Rights (ROR) and to issue PPB cum TD pertaining for the agricultural lands admeasuring a total extent of Ac.63.43 cents (as detailed in Paragraph 4 of the affidavit) situated in Devarapodilam Village, Cheepurupalli Mandal, Vizianagaram District by deleting the names of the unofficial Respondents, who were wrongly entered in respect of an extent of Ac. 51.35 cents (as detailed in Paragraph 9 of the affidavit) pending disposal of the main writ petition in the interest of justice.

Counsel for the Petitioner(S):

1.RAMANA ALLU

Counsel for the Respondent(S):

1.GP FOR REVENUE

The Court made the following:

THE HONOURABLE SRI JUSTICE TARLADA RAJASEKHAR RAO

WRIT PETITION NO. 28679 of 2025

ORDER:

The present Writ Petition is filed under Article 226 of the Constitution of India seeking the following relief:

“...to issue an appropriate Writ, order or direction more particularly a Writ in the nature of Mandamus, directing the 3rd respondent to consider and dispose of the Petitioners’ Appeal dated 19.07.2025,(acknowledged) wherein the Petitioners have sought mutation of their names in the Records of Rights (ROR) and to issue PPB cum TD pertaining for the agricultural lands admeasuring a total extent of Ac. 63.43 cents (as detailed in Paragraph 4 of the affidavit) situated in Devarapodilam Village, Cheepurupalli Mandal, Vizianagaram District by way of deleting the names of the unofficial Respondents, who were wrongly entered in respect of an extent of Ac. 51.35 cents (as detailed in Paragraph 9 of the affidavit) in the interest of justice by declaring the arbitrary action of 3rd Respondent as illegal, arbitrary, and violative of Articles 14, 21, and 300-A of the Constitution of India and to pass such other order or orders as this Hon’ble Court may deem fit and proper in the circumstances of the case.”

2. Learned counsel for the petitioners would submit that the 4th respondent permitted the mutation of the names of the unofficial respondents in the revenue records and issuance of pattadar passbook and title deed in favour of the unofficial respondents, without issuing any notice. Assailing the same, the petitioners herein filed statutory appeal and stay petition before the 3rd respondent, under Section 5, within the limitation of Andhra Pradesh Rights in Land and Pattadar Pass Books Act, 1971. Not numbering the appeal by the 3rd respondent, the appeal becomes illusory, and the appellate authority is bound to decide appeal in accordance with law as expeditiously as

possible. The delay in numbering and deciding the appeal fall in violation of Article 14 of the Constitution of India and the property is recognized under Article 300A of the Constitution of India. The failure of adjudication of stay and statutory appeal amounts to violation of principles of natural justice. Hence, prayed to direct the respondent authorities to number and decide the statutory appeal including stay petition in accordance with law.

3. Learned Assistant Government Pleader does not refute the said submission.

4. Ergo, this Court directs the 3rd respondent-appellate authority to make an endeavor, or to put to an end, by making all the efforts, in deciding the interlocutory application in the appeal with due diligence within a reasonable time, on merits and as per law, after hearing all the parties to the dispute, as expeditiously as possible and in any case, not beyond three (03) weeks from date of receipt of a copy this order.

5. Accordingly, the Writ Petition is disposed of. There shall be no order as to costs.

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

JUSTICE TARLADA RAJASEKHAR RAO

Date : 23.10.2025

SPP

THE HON'BLE SRI JUSTICE TARLADA RAJASEKHAR RAO

Writ Petition No:28679 of 2025

Date : 23.10.2025

SPP