

HON'BLE SRI JUSTICE CHALLA KODANDA RAM

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WRIT PETITION No. 12531 of 2015

ORDER:

The grievance of the petitioner precisely in this writ petition is that though the petitioner submitted an application in Form-VI(A) on 24.12.2014 for issue of pattadar passbooks and title deeds in respect of the land an extent of Ac.0-30 cents in Sy.No.519/AAU situated at Chellapur Village of Dubbaka Mandal, Medak District, but the 4th respondent-Tahsildar, Dubbaka Mandal, has not acted upon his application till date.

2. At the hearing, the petitioner's counsel submits that though the petitioner made an application for mutation in the prescribed format which is Form-VI (A), as specified under the A.P. Rights in Land and Pattadar Passbooks Act, 1971 (for short, 'the Act'), the 4th respondent-Tahsildar did not choose to take any steps in the matter and hence he prays to direct the 4th respondent-Tahsildar to issue the pattadar pass books and title deeds in favour of the petitioner.

3. It is appropriate to notice that in terms of Section 4 of the Act, any person acquiring by succession or survivorship or inheritance or by partition or by way of a decree from a Court any right as owner, pattadar, mortgagee, occupant or tenant of a land, shall intimate, in writing, his/her acquisition of such right to the Mandal Revenue Officer within 90 days from the date of such acquisition and then, the Mandal Revenue Officer shall give an acknowledgment of the receipt of such intimation. Thereafter, under Section 5 of the said Act, the Mandal Revenue Officer shall determine as to whether and, if so, in what manner, the Record of Rights may be amended in consequence of the application made and carry out necessary amendments in the Record of Rights in accordance with such determination. It will also be appropriate to notice that Rules were also framed in 1989 for giving effect to the provisions of the Act; and as per Rule 9, after due completion of enquiry, the recording authority shall pass orders in respect of cases requiring change of registry

necessitated by succession, when it is not disputed. Form VI (A) is prescribed as the proper form for intimation of acquisition of rights in terms of Section 4 of the Act, as per sub-rule (2) of Rule 18 of the Rules.

4. Inasmuch as the petitioner's application is in the prescribed format i.e., Form VI(A), I deem it appropriate to dispose of the writ petition with a direction to the 4th respondent-Tahsildar, Dubbaka Mandal, to consider the application of the petitioner for issuance of pattadar pass books and title deeds, within a period of three months from the date of receipt of copy of this order, in exercise of his powers under Section 5 of the Act and the Rules made thereunder and pass appropriate orders, in accordance with law.

5. With the above observations, the writ petition is disposed of. Miscellaneous petitions, if any, pending in this writ petition, shall stand closed. There shall be no order as to costs.

CHALLA KODANDA RAM, J

27th April, 2015.

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