IN THE HIGH COURT OF ANDHRA PRADESH :: AMARAVATI

(Special Original Jurisdiction)

TUESDAY, THE ELEVENTH DAY OF MARCH

TWO THOUSAND AND TWENTY FIVE

PRESENT

THE HON'BLE SRI JUSTICE VENKATESWARLU NIMMAGADDA

WRIT PETITION NO: 4813 OF 2025

Between:

Parvatareddy Srinivasa Reddy, S/o Bayapu Reddy, aged about 40 years, Occ Farmer, R/o D.No. 10/788, YS.Raja Reddy Street, Proddatur, YSR Kadapa District

...PETITIONER

AND

1. The State of Andhra Pradesh, Rep. by its Principal Secretary, Stamps and Revenue Department, Secretariat Buildings, Velagapudi, Amravati, Guntur District.
2. The District Registrar, YSR Kadapa, Office of the District Registrar, Maria Puram, Kadapa-516001.
3. The Sub Registrar, Pulivendula Sub Registrar's Office, R/o 2/7/495, Jandamanu St Pulivendula Pulivendula.
4. The Tahsildar, Thondur mandal, Thonduru, YSR Kadapa Districts 516401

...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 declaring the action of the respondents 2 to 3 herein, in not correcting the rate of Market value from Rs.12,58,000/- to Rs.2,00,000/- on par with the lands situated in S.No.64 and other division also even after receipt of report of Tahsildar, Thondur Mandal, the 4th respondent and the

sub-Registrar sent a report requesting District Registrar, Registration and Stamps Department, Y.S.R. Kadapa District as he is a competent to change the market value basing on the report of Revenue Department coupled with the recommendations of the Sub-Registrar, for an extent of Ac.8.90Cnts., covered by the S.Y.No.64-1, Sydapuram Village,Thondur Mandal,YSR kadapa District as illegal, arbitrary and violative of Articles 14, 21, 300-A of the Constitution of India, consequently direct the 2nd respondent, the District Registrar, YSR Kadapa District, to probe into the matter and see that to change the rate of the market value for an extent of Ac.8.90Cnts., covered by the S.Y.No.64-1, Sydapuram Village, Thondur Mandal, YSR Kadapa District even basing on the receipt coupled with the recommendations of the 4th respondent.

IA NO: 1 OF 2025

Petition under Section 151 CPC praying that in the circumstances stated in the affidavit filed in support of the writ petition, the High Court may be pleased direct the 4th respondent to correct the rate of market value from Rs.12,58,000/- to Rs.2,00,000/- on par with the lands situated in S.No.64 and other division considering the report coupled with the recommendation made by the 4th respondent the Tahsildar, Thondur mandal, YSR Kadapa District pending disposal of the above writ petition.

Counsel for the Petitioner: SRI GIRI BABU MARTHI

Counsel for the Respondents: GP FOR REGISTRATION AND STAMPS

The Court made the following: ORDER

APHC010009772025

IN THE HIGH COURT OF ANDHRA PRADESH
AT AMARAVATI [3329]
(Special Original Jurisdiction)

TUESDAY ,THE ELEVENTH DAY OF MARCH
TWO THOUSAND AND TWENTY FIVE

PRESENT

THE HONOURABLE SRI JUSTICE VENKATESWARLU NIMMAGADDA

WRIT PETITION NO: 4813/2025

Between:

Parvatareddy Srinivasa Reddy ...PETITIONER

AND

The State Of Andhra Pradesh and Others ...RESPONDENT(S)

Counsel for the Petitioner:

1.GIRI BABU MARTHI

Counsel for the Respondent(S):

1.GP FOR REGISTRATION AND STAMPS

The Court made the following:

THE HONOURABLE SRI JUSTICE VENKATESWARLU NIMMAGADDA

WRIT PETITION NO:4813/2025

ORDER:

The present writ petition is filed under Article 226 of the Constitution of India seeking following relief:

> *"declaring the action of the respondent Nos. 2 and 3 herein in not correcting the rate of Market value from Rs.12,58,000/- to Rs.2,00,000/- on par with the lands situated in S.No.64 and other division also even after receipt of report of Tahsildar, Thondur Mandal the 4th respondent and the Sub-Registrar sent a report requesting District Registrar, Registration and Stamps Department, Y.S.R.Kadapa District as he is a competent to change the market value basing on the report of Revenue Department coupled with the recommendations of the Sub Registrar for an extent of Ac.8.90 Cents covered by the Sy.No.64-1, Sydapuram Village, Thondur Mandal, YSR kadapa District as illegal, arbitrary and violative of Articles 14, 21, 300-A of the Constitution of India, consequently direct the 2nd respondent the District Registrar, YSR Kadapa District to probe into the matter and see that to change the rate of the market value for an extent of Ac.8.90 Cents covered by the Sy.No.64-1, Sydapuram Village, Thondur Mandal, YSR Kadapa District even basing on the receipt coupled with the recommendations of the 4th respondent and to pass such other order or orders...."*

2. Heard learned counsel for the petitioner and learned Government Pleader for Revenue for the respondents.

3. Learned counsel for the petitioner submits that the petitioner herein is the absolute owner and possessor of the agricultural land admeasuring to an extent of Ac.8.90 cents situated in Sy.No.64-1 of Sydapuram Village, Thondur Mandal, YSR Kadapa District. He further submits when once the petitioner visited the Sub-Registrar's office, the petitioner came to know that the market value of the subject land as per the market value register is Rs.12,58,000/- per acre but the market value of the other lands situated around the subject land in the sydapuram village is only Rs.2,00,000/- as per the market value register. For which, the petitioner herein submitted a representation to respondent No. 4 seeking to conduct proper enquiry and to determine the market value of the subject land. After conducting thorough enquiry, respondent No.4 submitted a report to the respondent No.3 stating that rate shown in the market value register has to be changed from Rs.12,58,000/- to Rs.2,00,000/- per acre on par with the lands situated in Sy.No.64 and other division also. On receipt of such report of Tashildar/ respondent No.4 by the respondent No.3 dated 10.12.2024, respondent No.3 has sent the said report to respondent No.2, who is the competent authority, along with the recommendations of respondent No.3 to consider the same and pass appropriate orders. Even after receipt of the said reports, for the reasons

best known to respondent No.2, he neither considered the report of respondent No.4 nor passed any orders. Aggrieved by the same, the petitioner herein filed the present writ petition.

4. On the other hand, learned Government Pleader for the respondents furnished written instructions dated 11.03.2025 issued by the Joint Sub-Registrar. The relevant portion of the said instructions is extracted hereunder:

> *It is submitted that Parvatha Reddy Srinivasa Reddy, S/o. Bayapu Reddy Sydapuram Village of Thondur Mandal Kadapa District has filed W.P.No.4813/2025 relating Sy.No.64 an extent of Ac.8.09 cents situated in Sydapuram villag e of Thonduru Mandal, Kadapa District. The rate of Market Value Rs.12,58,000/- per acre as fixation to previous market values revision and the Sy.No.64 has contained as classification (04) agricultural land fit for house sites. As per Circular Memo No.MV1/752/2022 dated 17.05.2023 of the Commissioner and Inspector General of Registration and Stamps Department under Rule (9) as per the guideline of the A.P. Revision of Market Value Rules, 1998 and to implement 01.06.2023.*

5. Having regard to the submissions made by the learned counsel for the petitioner and learned Government Pleader for the respondents, on perusal of the material placed on record, this Court is of the considered view that the present writ petition can be disposed of, directing respondent Nos. 2 to 4 herein to consider the report dated 10.12.2024

submitted to respondent Nos. 2 and 3, after providing opportunity of hearing to the petitioner and other stake holders if any, within a period of six (06) weeks from the date of receipt of a copy of this order.

6. With the above direction, the writ petition is disposed of. There shall be no order as to costs.

Consequently, Miscellaneous Petitions, if any, pending in the writ petition shall stand closed.

Sd/- J. SAROJA
ASSISTANT REGISTRAR

//TRUE COPY//

SECTION OFFICER

To,

1. The Principal Secretary, State of Andhra Pradesh, Stamps and Revenue Department, Secretariat Buildings, Velagapudi, Amravati, Guntur District.
2. The District Registrar, YSR Kadapa. Office of the District Registrar, Maria Puram, Kadapa-516001.
3. The Sub Registrar, Pulivendula Sub Registrar's Office, R/o 2/7/495, Jandamanu St Pulivendula Pulivendula.
4. The Tahsildar, Thondur mandal, Thonduru, YSR Kadapa Districts 516401.
5. One CC to SRI. GIRI BABU MARTHI, Advocate [OPUC]
6. Two CCs to GP FOR REGISTRATION AND STAMPS, High Court of Andhra Pradesh. [OUT]
7. Three C.D.Copies

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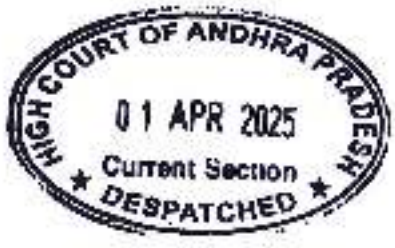
HIGH COURT

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DATED:11/03/2025

ORDER

WP.No.4813 of 2025



DISPOSING OF THE WP WITHOUT COSTS