APHC010488832026

IN THE HIGH COURT OF ANDHRA PRADESH
AT AMARAVATI **[3331]**
(Special Original Jurisdiction)

TUESDAY, THE 27th DAY OF OCTOBER 2026

PRESENT

THE HONOURABLE SRI JUSTICE SUBBA REDDY SATTI

WRIT PETITION NO: 27108/2026

Between:

1. AKULA SRINIVASA RAO, S/O LATE PADMA RAJU, AGED ABOUT 49 YEARS, OCC AGRICULTURE, R/O D.NO. 2-77, PATTENPALEM VILLAGE, JANGAREDDYGUDEM MANDAL, ELURU DISTRICT, ANDHRA PRADESH

...PETITIONER

AND

1. THE STATE OF ANDHRA PRADESH, REP. BY ITS PRINCIPAL SECRETARY, REVENUE DEPARTMENT, A.P. SECRETARIAT, VELAGAPUDI, AMARAVATI, GUNTUR DISTRICT, ANDHRA PRADESH- 522238.
2. THE DISTRICT COLLECTOR, OFFICE OF THE DISTRICT COLLECTOR, COIIECTORATE BUILDINGS, ELURU, ELURU DISTRICT, ANDHRA PRADESH- 534001.
3. THE REVENUE DIVISIONAL OFFICER, REVENUE DIVISION OFFICE, JANGAREDDYGUDEM DIVISION, JANGAREDDYGUDEM, ELURU DISTRICT, ANDHRA PRADESH- 534447.

4. THE TAHSILDAR, MANDAL REVENUE OFFICE, BUTTAIGUDEM MANDAL, ELURU DISTRICT, ANDHRA PRADESH- 534448.

5. RAMISETTI RAJU, S/O. SATYANARAYANA, AGE 43 YEARS. AGRICULTURE PATTENPALEM VILLAGE, JANGAREDDYGUDEM MANDAL, ELURU DISTRICT, ANDHRA PRADESH- 534447.

6. RAMISETTI SRINU, S/O. SATYANARAYANA, AGE 40 YEARS. AGRICULTURE, PATTENPALEM VILLAGE, JANGAREDDYGUDEM MANDAL, ELURU DISTRICT, ANDHRA PRADESH- 534447.

7. RAMISETTI VENKATESWARA RAO, S/O LAKSHMANA SWAMY, AGED ABOUT 45YEARS, AGRICULTURE, PATTENPALEMVILLAGE, JANGAREDDYGUDEM MANDAL, ELURU DISTRICT, ANDHRA PRADESH 534447.

8. RAMISETTI SATYANARAYANA, S/O BRAHMAIAH, AGED ABOUT 65 YEARS. AGRICULTURE, PATTENPALEM VILLAGE, JANGAREDDYGUDEM MANDAL, ELURU DISTRICT, ANDHRA PRADESH- 53444

...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 a Writ, order, or direction, more particularly one in the nature of a Writ of Mandamus declaring the inaction of the respondent authorities in considering the representation of the petitioner dated 15.04.2026 seeking protection of lawful possession of the petitioner over the schedule properties of an extent Ac. 7.45 cents in a total extent of Ac. 13.08 cents in L.P No. 274 situated in R.S. nos. 27/1, Ac. 7.97 cents in L.P No. 261 situated in R.S. No. 32/2, Ac. 1.40 cents in L.P No. 307 situated in R.S No. 54/3, admeasuring to a total extent of Ac. 16.64 cents of land situated in Sitaramanagaram Revenue village, Jainavarigudem Gram Panchayat, Buttaigudem Mandal, Eluru District, Andhra Pradesh and further requesting the authorities not to effect any illegal mutations, alterations or changes in the revenue records at

the instance of respondents 5 to 8as illegal, unjust, arbitrary besides violative of Fundamental Right of enjoyment of property enshrined under Article 21 and Article 300-A of the Constitution of India and consequently direct the respondent authorities more particularly respondent no.4 to not to effect any mutation, alteration, modification or adverse entry in respect of the schedule property except by due process of law

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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 direct the Respondents to maintain status quo with respect to both possession and revenue records about the Schedule Properties and further restrain the Respondents from initiating or giving effect to any mutation proceedings, alterations, or changes in the revenue records including Web land, Adangal, and 1-B entries in respect of the Schedule Properties pending disposal of the above writ petition

Counsel for the Petitioner:

1. KOLLURU SATISH

Counsel for the Respondent(S):

1. GP FOR REVENUE

The Court made the following order:

Heard Ms. Deepika, learned counsel representing Sri Kolluru Satish, learned counsel for the petitioner and Sri Divya Theja, learned Assistant Government Pleader for Revenue, for respondents 1 to 4.

2. Notice to respondents 5 to 8 is dispensed with since no adverse order affecting their rights or interests is passed.

3. The above writ petition was filed to declare the action of respondent No.4, in not considering the representation dated 15.04.2026 and in attempting to update the Record of Rights in respect of land to an extent of Ac.7-45 cents, Ac.7-97 cents and Ac.1-40 cents in R.S.Nos.27/1, 32/2 and 54/3, respectively, totaling to Ac.16-64 cents, situated in Sitaramanagaram Revenue village, Jainavarigudem Gram Panchayat, Buttaigudem Mandal, Eluru District, without following the procedure contemplated under the Andhra Pradesh Rights in Land and Pattadar Pass Books Act, 1971 (for short 'the Act') and the Andhra Pradesh Rights in Land and Pattadar Pass Books Rules, 1989, as illegal and arbitrary.

4. Learned counsel for the petitioner would submit that the petitioner owns the aforementioned land and has been in possession and enjoyment of the same. The petitioner's name was updated in the Record of Rights. However, at the instance of the unofficial respondents, respondent No.4 is attempting to change the entries in the RoR without following the due procedure under the Act and the Rules made thereunder.

5. Learned Assistant Government Pleader for Revenue produced the instructions of respondent No.4 and submitted that no application was made by any third parties regarding updation of RoR in respect of the land referred to supra. He submitted that, if any party files an application, the authority will follow the procedure mandated under the Act and the Rules made thereunder.

6. Given the facts and circumstances of the case, keeping the writ petition pending and inviting counter will not serve any purpose. Hence, the writ petition was disposed of at the admission stage with the consent of learned counsel on either side, directing respondents 3 and 4 to adhere to the

procedure contemplated under the Act and the Rules, in case any application is filed regarding updation of RoR in respect of land to an extent of Ac.7-45 cents, Ac.7-97 cents and Ac.1-40 cents in R.S.Nos.27/1, 32/2 and 54/3, respectively, totaling to Ac.16-64 cents, situated in Sitaramanagaram Revenue Village, Jainavarigudem Gram Panchayat, Buttaigudem Mandal, Eluru District. No costs.

As a sequel, pending miscellaneous petitions, if any, shall stand closed.

JUSTICE SUBBA REDDY SATTI

Date: 27.10.2026
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