APHC010549312026

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

TUESDAY, THE 3rd DAY OF NOVEMBER 2026

PRESENT

THE HONOURABLE SRI JUSTICE SUBBA REDDY SATTI

WRIT PETITION NO: 31006/2026

Between:

1. SRI MUKHYA PRANASWAMI IN THE UTTARADI MUTT BUILDING, HAVING ITS ADMINISTRATIVE OFFICE AT BANGALORE, REPRESENTED BY ITS AUTHORIZED PERSON, VELCHURI SRI RAMULU, S/O. SUBBA RAO, R/O. D.NO. 1-2-56/2, LANE, JKC NAGAR, GUNTUR CITY, GUNTUR DISTRICT-522006.

...PETITIONER

AND

1. THE STATE OF ANDHRA PRADESH, REVENUE DEPARTMENT, AP SECRETARIAT, VELAGAPUDI, AMARAVATI-522238.
2. THE DISTRICT COLLECTOR, . GUNTUR DISTRICT-522004.
3. THE REVENUE DIVISIONAL OFFICER, . GUNTUR DISTRICT-522004.
4. THE TAHSILDAR, . TADIKONDA MANDAL, GUNTUR DISTRICT-522236.
5. THE BRANCH MANAGER, CHAITANYA GODAVARI GRAMEENA BANK, PONNEKALLU VILLAGE, TADIKONDA MANDAL, GUNTUR DISTRICT-522018.

6. THE BRANCH MANAGER, STATE BANK OF INDIA, MOTHADAKA BRANCH, TADIKONDA MANDAL, GUNTUR DISTRICT-522016.

7. KATRAGADDA KARTHIK, , S/O.K.SRINIVASA RAO, AGED ABOUT 26 YEARS, R/O.H.NO. 1-42, PAMULAPADU VILLAGE, TADIKONDA MANDAL, GUNTUR DISTRICT- 522018.

8. KATRAGADDA KRISHNA VAMSI, S/O.K.SRINIVASA RAO, AGED ABOUT 28 YEARS, PAMULAPADU VILLAGE, TADIKONDA MANDAL, GUNTUR DISTRICT- 522018.

9. MUVVA RADHA KRISHNA, . S/O.M.BOLLAIAH, AGED ABOUT 81 YEARS, OCC AGRICULTURIST,' MUKKAMALA VILLAGE, TADIKONDA MANDAL, GUNTUR DISTRICT - 522006.

10. TADIKONDA LEELAVATHI, W/O. TADIKONDA HARIBABU, AGED ABOUT 51 YEARS, OCC HOUSEWIFE, R/O.MUKKAMALA VILLAGE, TADIKONDA MANDAL, GUNTUR DISTRICT- 522006.

11. MYLA VEERASWAMY, .S/O. PERAYYA, AGED ABOUT 56 YEARS, R/O.MUKKAMALA VILLAGE, TADIKONDA MANDAL, GUNTUR DISTRICT- 522006.

12. MYLA NARASAMMA, W/O. VEERASWAMY, AGED ABOUT 46 YEARS, OCC HOUSEWIFE, R/O.MUKKAMALA VILLAGE, TADIKONDA MANDAL, GUNTUR DISTRICT- 522006.

13. CHINTA MOHAN RAO, .S/O. GANGARAJU, AGED ABOUT 46 YEARS, OCC AGRICULTURIST, R/O.MUKKAMALA VILLAGE, TADIKONDA MANDAL, GUNTUR DISTRICT- 522006.

14. NAKKA MASTHAVA, S/O. VENKATESWARLU, AGED ABOUT 51 YEARS, OCC AGRICULTURIST, R/O.MUKKAMALA VILLAGE, TADIKONDA MANDAL, GUNTUR DISTRICT- 522006.

15. NAKKA NARASIMHA RAO, .S/O.VENKATESWARLU, AGED ABOUT 46 YEARS, OCC AGRICULTURIST, R/O.MUKKAMALA VILLAGE, TADIKONDA MANDAL, GUNTUR DISTRICT- 522006.

16. MARRI RAMARAO, S/O. VEERAIAH, AGED ABOUT 76 YEARS, OCC AGRICULTURIST, R/O.MUKKAMALA VILLAGE, TADIKONDA MANDAL, GUNTUR DISTRICT- 522006.

17. MARRI SRINIVASARAO, S/O. VEERAIAH, AGED ABOUT 49 YEARS, OCC AGRICULTURIST, R/O.MUKKAMALA VILLAGE, TADIKONDA MANDAL, GUNTUR DISTRICT- 522006.

18. TANJAVURI PRABHAVATHI, W/O. LATE RAGHAVENDRA RAO, OCC' HOUSEWIFE, R/O.MUKKAMALA VILLAGE, TADIKONDA MANDAL, GUNTUR DISTRICT- 522006.

19. MARRI GURUSWAMY, S/O. RAMA RAO, AGED ABOUT 37 YEARS, OCC AGRICULTURIST, R/O.MUKKAMALA VILLAGE, TADIKONDA MANDAL, GUNTUR DISTRICT - 522006.

20. MARRI NAGA MALLESWARI, W/O. SRINIVASA RAO, AGED ABOUT 46 YEARS, OCC HOUSEWIFE, R/O.MUKKAMALA VILLAGE, TADIKONDA MANDAL, GUNTUR DISTRICT- 522006.

...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 one in the nature of Writ of Mandamus, declaring the action of the respondents No. 2 to 4 in entertaining the claims of the respondent Nos. 7 to 20 for mutation of their names and issuance of Digital Pattadar Passbooks, Adangalas, 1-B Namunas and other revenue records in respect of the land in an extent of Ac.22.65 cents in D.Nos 43 and 44 of Mukkamula Village, H/o. Bhejatpuram, Tadikonda Mandal, Guntur District, A.P without following the procedure as contemplated in the A.P. Rights in Land and Pattadar Passbooks Act, 1971 and without considering the pendency of civil suit before the competent civil court and the judgement of this Honble court in A.S. 2171 of 1984 as illegal, arbitrary, contrary to the statutory provisions.

IA NO: 1 OF 2026

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 2 to 4 not to mutate the revenue record in favour of the respondents No's. 7 to 20 in respect of the land in an extent of Ac.22.65 cents in D.No's 43 and 44 of Mukkamula Village, H/o. Bhejatpuram, Tadikonda Mandal, Guntur District and to follow the procedure as contemplated under the A.P. Rights in Lands and Pattadar Passbooks Act, 1971, pending this Writ Petition

IA NO: 2 OF 2026

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 2 to 4 not to issue Digital Pattadar Passbooks, 1-B Namunas, Adangals or other revenue records in favour of the respondents No's. 7 to 20 in respect of the land in an extent of Ac.22.65 cents in D.No's 43 and 44 of Mukkamula Village, H/o. Bhejatpuram, Tadikonda Mandal, Guntur District and to follow the procedure as contemplated under the A.P. Rights in Lands and Pattadar Passbooks Act, 1971, pending this Writ Petition

Counsel for the Petitioner:

1. RAHUL REDDY CHAGANTI

Counsel for the Respondent(S):

1. GP FOR REVENUE

The Court made the following order:

Heard Sri Y. Shashank, 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 20 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 attempting to change the entries in the Record of Rights (RoR) in respect of land to an extent of Ac.22-65 cents in D.Nos.43 and 44, Mukkamula Village, H/o Bhejatpuram, Tadikonda Mandal, Guntur 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 Rules made thereunder, as illegal and arbitrary.

4. Learned counsel for the petitioner would submit that one Sri K. Raghavendra Rao and his son Srinivas Rao gifted the land to an extent of Ac.9-22 cents and Ac.13-43 cents in Survey Nos.43 and 44 respectively in favour of the petitioner-Mutt vide Ex.P2-registered gift deed, dated 14.01.1882. The petitioner Mutt has been in possession and enjoyment of the subject property since then. While so, respondents 7 to 20 created registered sale deeds and settlement deeds. On coming to know about the same, the petitioner Mutt filed suit O.S.No.508 of 2018 on the file of the learned V Additional District Judge, Guntur. Pending the civil suit, respondent No.4 is attempting to mutate the names of other persons in RoR, in respect of the subject property without following the procedure contemplated under the Act and the Rules made thereunder.

5. Learned Assistant Government Pleader for Revenue submitted the instructions furnished by respondent No.4 vide Rc.No.310/2026-DT dated 13.10.2026.

6. A perusal of the instructions would indicate that as per RSR of Bhejatpuram Village, land admeasuring Ac.8-90 cents and Ac.13-51 cents in Survey Nos.43 and 44 is classified as Inam Dry (Patta land i.e., private land). The pattadar name is shown as Kadapa Srinivas Rao and the name of the

petitioner Mutt is not recorded as a pattadar in the revenue records. The instructions would further indicate that during the enquiry it was found that some other persons other than the petitioner Mutt or its representatives, were found in physical possession and enjoyment of the subject land. No application is made before respondent No.4 to update, RoR, in relation to the land referred to supra. If any application is filed, the authority will follow the procedure mandated under the Act and Rules made thereunder.

7. The instructions furnished by respondent No.4 are made part of the record.

8. Given, the facts and circumstances of the case, keeping the writ petition pending and inviting counter may not serve any purpose. Hence, the writ petition is disposed of at the admission stage with the consent of learned counsel on either side, directing respondent No.4 to adhere to the procedure envisaged under the Act and the Rules, in case any application is filed vis-à-vis, updation of RoR in respect of land to an extent of Ac.22-65 cents in D.Nos.43 and 44, Mukkamula Village, H/o Bhejatpuram, Tadikonda Mandal, Guntur District. No costs.

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

JUSTICE SUBBA REDDY SATTI

Date: 03.11.2026
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