APHC010552842026

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

MONDAY, THE 26th DAY OF OCTOBER 2026

PRESENT

THE HONOURABLE SRI JUSTICE SUBBA REDDY SATTI

WRIT PETITION NO: 30792/2026

Between:

1. GOILA POLAKANTI RANGANNA,, S/O. LATE GANA POLANKANTI HANUMANTHAPPA AGED ABOUT 38 YEARS, AGRICULTURIST, DEVIBETTA VILLAGE, YEMMIGANUR MANDAL, KURNOOL DISTRICT.

...PETITIONER

AND

1. THE STATE OF ANDHRA PRADESH, REP. BY ITS PRINCIPAL SECRETARY, REVENUE DEPARTMENT, SECRETARIAT, VELAGAPUDI, AMARAVATHI 522 237.
2. THE DISTRICT COLLECTOR, KURNOOL, KURNOOL DISTRICT 518 001.
3. THE SUBCOLLECTOR, ADONI, KURNOOL DISTRICT.
4. THE TAHSILDAR, YEMMIGANUR MANDAL, KURNOOL DISTRICT - 518 360.
5. THE STATION HOUSE OFFICER, YEMMIGANUR RURAL POLICE STATION, YEMMIGANUR, KURNOOL DISTRICT 518 360.
6. SRI B YERRI SWAMY, S/O. MAJJIGA BALIJA BASAVA RAJU, AGED ABOUT 40 YEARS, AGRICULTURIST, H.NO. 2/ 55, DEVIBETTA VILLAGE, YEMMIGANUR MANDAL, KURNOOL DISTRICT 518 360.

...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 WRIT OF MANDAMUS, declaring the action of the 4rd respondent authority in contemplating to dispossess the petitioner in respect of land in Sy.No.160-4 to an extent of Ac.4.3400 cents situated at Devibetta Village, Yemmiganur

Mandal, Kurnool District by altering / changing existing entries in revenue records in respect of the said land at the instance of 6th respondent herein, pending disposal of the suit in O.S.No. 129 of 2019 on the file of the court of the Junior Civil Judge, Yemmiganur, Kurnool District, as illegal, arbitrary, unjust, without jurisdiction and also violative of Art.14 and 300-A of Constitution of India and consequently DIRECT the respondent authorities not change / alter existing entries in revenue records stands in the name of the petitioner vide khata No.79 and LPM No.730 in respect of land in Sy.No.160-4 to an extent of Ac.4.3400 cents situated at Devibetta Village, Yemmiganur Mandal, Kurnool District

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 4th respondent not to change / alter existing entries in revenue records stands in the name of the petitioner vide Khata No.79 and LPM No.730 in respect of land Sy.No.160-4 to an extent of Ac.4.3400 cents situated at Devibetta Village, Yemmiganur Mandal, Kurnool District, pending disposal of above writ petition

Counsel for the Petitioner:

1. BUTTA VIJAYA BHASKER

Counsel for the Respondent(S):

1. GP FOR REVENUE

The Court made the following order:

Heard Sri Butta Vijaya Bhasker, learned counsel for the petitioner, Sri Chandra Sekhar, learned Assistant Government Pleader for Revenue for respondents 1 to 4, and Sri Malikarjun, learned Assistant Government Pleader for Home for the 5th respondent. Notice in respect of the 6th respondent is dispensed with, as no adverse order has been passed affecting his right or interest.

2. Learned counsel for the petitioner would submit that the petitioner succeeded to an extent of Ac.4.03 cents in Sy.No.160-4 of Devibettta Village, Yemmiganur Mandal, Kurnool District. During the resurvey, the authorities found the petitioner in possession of Ac.4.34 cents in Sy.No.160-4. Accordingly, the Record of Rights was updated to reflect the said extent, and

Pattadar Passbook and ROR-1B were also issued in favour of the petitioner. Copies are filed as Ex.P1.

3. The 6th respondent filed O.S.No.129 of 2019 on the file of the I Additional Civil Judge, Adoni, seeking perpetual injunction against the petitioner. In the said suit, the 6th respondent also filed I.A.No.440 of 2019 under Order XXXIX Rules 1 and 2 and Section 151 CPC, for grant of ad-interim injunction. Initially, the Court granted an interim injunction; however, it later dismissed the interlocutory application. Aggrieved thereby, the 6th respondent filed C.M.A.No.11 of 2021 on the file of the II Additional District Judge, Kurnool at Adoni, and the appeal is pending.

4. Be that as it may, at the instance of the 6th respondent, the 4th respondent is again changing the Record of Rights, without following due procedure under the Andhra Pradesh Rights in Land and Pattadar Pass Books Act, 1971 (hereinafter referred to as an 'Act') and the Rules made thereunder.

5. Learned Assistant Government Pleader for Revenue, on instructions of the 4th respondent, would submit that as per Webland records, prior to the resurvey, the petitioner was recorded as holding an extent of Ac.4.03 cents in Sy.No.160/4. After the resurvey, the petitioner's extent was reflected as Ac.4.34 cents in Sy.No.160-4, corresponding to LPM No.730. The variation is Ac.0.31 cents. The 6th respondent got Ac.0.42 cents less in Sy.No.160-3 and Ac.0.11 cents excess in Sy.Nos.160-1 and 160-2. The 6th respondent made a representation to correct the extents. The 4th respondent, along with the Mandal and Village Surveyor, Devibetta Village, inspected the land to ascertain the ground position. The petitioner objected to conducting the survey due to the pendency of C.M.A.No.11 of 2021 on the file of the II Additional District Judge, Kurnool and O.S.No.129 of 2019 on the file of the Civil Judge, Yemmiganur. No alterations/modifications are made in the revenue records of Devibetta Village pertaining to the land in Sy.No.160-4. The instructions are made part of the record.

6. As seen from the material available on record, the petitioner initially claims an extent of Ac.4.03 cents in Sy.No.160-4, whereas after resurvey, the petitioner's extent is mentioned as Ac.4.34 cents. Insofar as the 6th respondent's land is concerned in Sy.Nos.160-1 and 160-2, the variation is +0.11 cents, and in Sy.No.160-1, the variation is -0.42 cents. Acting upon the representation, the authorities want to survey the land. However, due to the pendency of the C.M.A. and the petitioner's objection, the authority did not conduct any survey. In fact, the instructions would further indicate that the authorities are not altering or changing modifications in the revenue records in respect of Sy.No.160-4. The main apprehension of the petitioner is that the 4th respondent is altering or changing the modification in respect of Sy.No.160-4, in view of the instructions, the authorities are not altering or changing the modifications in the revenue records. The instructions are made part of the record.

7. Given the facts and circumstances of the case, inviting a counter and keeping the writ petition pending may not serve any purpose, and hence, the writ petition is disposed of, at the stage of admission, with the consent of learned counsel appearing on either side, directing the 4th respondent to follow due procedure prescribed under the Act, before effecting any alteration or modification to the entries in the Record of Rights pertaining to Sy.No.160-4 of Devibetta Village, Yemmiganur Mandal, Kurnool District. There shall be no order as to costs.

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

JUSTICE SUBBA REDDY SATTI

Date: 26.10.2026
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