APHC010561662026

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: 30782/2026

Between:

1. BOLA VENKATA SUBBAIAH, S/O NADIPI VENKATESU AGED ABOUT 50 YEARS, OCC AGRICULTURE RIO B.MATTAM VILLAGE AND MNADAL YSR KADAPA DISTRICT ANDHRA PRADESH. - 516503

...PETITIONER

AND

1. THE STATE OF ANDHRA PRADESH, REP.BY. PRINCIPAL SECRETARY, REVENUE DEPARTMENT, SECRETARIAT BUILDINGS, VELAGAPUDI AMARAVATI, GUNTUR DISTRICT - 522238
2. THE DISTRICT COLLECTOR, YSR KADAPA DISTRICT KADAPA - 516001
3. THE REVENUE DIVISIONAL OFFICER, , BADVEL REVENUE DIVISION, BADVEL YSR KADAPA DISTRICT. -516227
4. THE TAHSILDAR, B.MATTAM MANDAL YSR KADAPA DISTRICT. - 516503
5. VAJRALA SUBBARAYUDU, S/O CHINNA SUBBANNA @ PALANNA AGED ABOUT 58 YEARS, OCC CULTIVATION R/O B.MATTAM VILLAGE AND MNADAL, YSR KADAPA DISTRICT -516503
6. VAJRALA LAKSHMAIAH, S/O CHINNA SUBBANNA @ PALANNA AGED ABOUT 58 YEARS, OCC CULTIVATION R/O B.MATTAM VILLAGE AND MNADAL, YSR KADAPA DISTRICT -516503
7. VAJRALA HYNNAVATHI, W/O LATE SUBBARAYUDU AGED ABOUT 68 YEARS, OCC CULTIVATION RIO B.MATTAM VILLAGE AND MANADAL, YSR KADAPA DISTRICT-516503

8. VAJRALA VENKATA SUBBAIAH, S/O LATE SUBBARAYUDU AGED ABOUT 48 YEARS, OCC CULTIVATION R/O B.MATTAM VILLAGE AND MNADAL, YSR KADAPA DISTRICT - 516503
9. VAJRALA SURESH, S/O LATE SUBBARAYUDU AGED ABOUT 46 YEARS, OCC CULTIVATION RIO B.MATTAM VILLAGE AND MANDAL, YSR KADAPA DISTRICT -516503
10. GUVVALA SARASWATHI, W/O SREENIVASULU AGED ABOUT 47 YEARS, OCC CULTIVATION R/O NABIKOTA MARASTA VEEDHI KADAPA TOWN AND DISTRICT. - 516001

...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 or Direction more particularly in the nature of Writ Of Mandamus to declare the endorsement proceedings Rc.No.B/24/2026 dt. 03-10-2026 issued by the 3rd respondent for mutation of the land admeasuring Ac.0-95 cents out of Ac.2-85 cents in Sy.No.405/2 situated at Somireddypalli village fields, B.Matam Mandal, YSR Kadapa district and informing to the respondents for survey the said land basing on the Trial court Decree in O.S.No.72 of 2017 dated 9-2-2026, while pendency of the A.S.No.04 of 2026 on the file of Civil Judge @ Senior Division, Badvel is illegal, arbitrary contrary to law and violation of Principles of natural Justice and violation of Article, 300A of the Constitution of India and set aside the endorsement Proceedings Rc.No.B/24/2026 dt. 03-10-2026 consequently direct the respondent No.2 to 4 not to mutate the names of the respondent No 5 to 10 and their Legal Representatives in the revenue records in respect of the above stated land and pass such

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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 may be pleased to stay of all further proceedings pursuant to the Endorsement proceedings Rc.No.BV/24/2025 dated 03-10-2026 of the 4th respondent for mutation and information with regard to conduct of survey of the land admeasuring Ac.0-95 cents out of Ac.2-85 cents in Sy.No.405/2 situated at Somireddypalli village fields, B.Matam Mandal, YSR Kadapa district in favor of the respondent No.5 to 10 or their legal representatives pending disposal of the main Writ Petition and pass such

Counsel for the Petitioner:

1. K MALLIKHARJUNA MOORTHY

Counsel for the Respondent(S):

1. GP FOR REVENUE

The Court made the following order:

Heard Sri K. Malikharjuna Moorthy, learned counsel for the petitioner and Sri Divya Teja, learned Assistant Government Pleader for Revenue, for respondents 1 to 4. Notice in respect of respondents 5 to 10 is dispensed with, as no adverse order has been passed affecting their rights or interests.

2. Assailing the endorsement issued by the 4th respondent *vide* R.C.No.B/24/2026 dated 03.10.2026 (Ex.P1), the above writ petition is filed.

3. Learned counsel for the petitioner would submit that the petitioner purchased an extent of Ac.0.95 cents out of Ac.2.85 cents in Sy.No.405/2 of Somireddypalli Village, B.Matam Mandal, YSR Kadapa District, through a registered Sale Deed bearing Document No.1614/2001 dated 19.11.2001. The name of the petitioner was updated in the Record of Rights. The Tahsildar – 4th respondent issued ROR-1B. A copy of the registered Sale Deed dated 19.11.2001 is filed as Ex.P8, and a copy of ROR-1B is filed as Ex.P3.

4. Respondents 5 to 7 filed O.S.No.72 of 2017 on the file of the Principal Civil Judge (Junior Division), Badvel, seeking partition of the aforementioned property. A preliminary decree was passed on 09.02.2026 (Ex.P4). The petitioner filed A.S.No.4 of 2026 on the file of the Civil Judge (Senior Division), Badvel. The petitioner also filed an interlocutory application seeking stay of all further proceedings pursuant to the preliminary decree in O.S.No.72 of 2017.

5. Be that as it may, the 3rd defendant in the suit filed an application through PGRS to update the Record of Rights in terms of the judgment and the decree in O.S.No.72 of 2017. The 4th respondent issued an endorsement *vide* Ex.P1.

6. Learned counsel for the petitioner would submit that the petitioner has, in fact, filed an appeal against the judgment and decree in O.S.No.72 of 2017.

An interlocutory application seeking stay of the judgment and the decree passed in the suit is pending. Pending the appeal, the 4th respondent is attempting to update the Record of Rights in terms of the preliminary decree.

7. Learned Assistant Government Pleader for Revenue, on instructions, would submit that pursuant to the application made by the 3rd defendant in the suit through PGRS, the 4th respondent issued an endorsement *vide* Ex.P1. The endorsement is, in fact, is advisory in nature, the authority advised the applicant to make an appropriate application. He would further submit that the authority will follow the procedure envisaged under the Andhra Pradesh Rights in Land and Pattadar Pass Books Act, 1971 and the Rules made thereunder.

8. Given the facts and circumstances of the case, inviting a counter and keeping the writ petition pending may not serve any purpose. Hence, the writ petition is disposed of, at the stage of admission, with the consent of both the learned counsel, directing the learned 4th respondent to adhere to the procedure envisaged under Section 5 of the Andhra Pradesh Rights in Land and Pattadar Pass Books Act, 1971, read with Rules 18 to 20 of the Andhra Pradesh Rights in Land and Pattadar Pass Books Rules, 1989, if any application is filed to update the Record of Rights in respect of extent of Ac.0.95 cents out of Ac.2.85 cents in Sy.No.405/2 of Somireddypalli Village, B.Matam Mandal, YSR Kadapa 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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