APHC010587092026

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

WEDNESDAY, THE 4th DAY OF NOVEMBER 2026

PRESENT

THE HONOURABLE SRI JUSTICE SUBBA REDDY SATTI

WRIT PETITION NO: 32187/2026

Between:

1. VELURI NARAYANASWAMY, S/O LATE VELURI VENKAT RAMAPPA, AGED 65 YEARS, R/O,D-NO.2-20, OC COLONY, NARASANAYANAKUNTA VILLAGE, ANANTHAPURAM MANDAL, ANANTHAPURAM DISTRICT.

2. VELURI RAMA CHANDRAIAH, S/O LATE VELURI VENKATA RAMAPPA, AGED 60 YEARS, R/O,D-NO.2-20, OC COLONY, NARASANAYANAKUNTA VILLAGE, ANANTHAPURAM MANDAL, ANANTHAPURAM DISTRICT.

3. VELURI SURYANARAYANA, S/O LATE VELURI NARAYANA, AGED 69 YEARS, R/O, D-NO.1-77, N.N. KUNTA, O.C COLONY, NARASANAYANAKUNTA VILLAGE,ANANTHAPURAM MANDAL, ANANTHAPURAM DISTRICT.

4. VELURI SUDHARSHANAM, S/O LATE VELURI NARAYANA, AGED 61 YEARS, R/O,D-NO.1-79, OC COLONY, NARASANAYANAKUNTA VILLAGE, ANANTHAPURAM MANDAL, ANANTHAPURAM DISTRICT.

5. VELURI CHANDRA,, S/O LATE VELURI NARAYANA, AGED 52 YEARS, R/O,D-NO.1-76, O.C COLONY,NARASANAYANAKUNTA VILLAGE, ANANTHAPURAM MANDAL, ANANTHAPURAM DISTRICT.

6. VELURI RAVINDRA, S/O LATE VELURI NARAYANA, AGED 56 YEARS, R/O,D-NO.1-77, OC COLONY, NARASANAYANAKUNTA VILLAGE, ANANTHAPURAM MANDAL, ANANTHAPURAM DISTRICT

...PETITIONER(S)

AND

1. THE STATE OF ANDHRA PRADESH, REP BY ITS PRINCIPAL SECRETARY, REVENUE DEPARTMENT, SECRETARIAT, VELAGAPUDI, AMARAVATI, GUNTUR DISTRICT.
2. THE JOINT COLLECTOR, ANANTHAPURAMU, ANANTHAPURAMU DISTRICT.
3. THE REVENUE DIVISIONAL OFFICER, ANANTHAPURAMU, ANANTHAPURAMU DISTRICT.
4. THE TAHSILDAR, ANANTHAPURAMU RURAL MANDAL, ANANTHAPURAMU DISTRICT.
5. K SUSILAMMA, D/O LATE VENKATARAMAPPA, R/O NARASANAYANAKUNTA VILLAGE, ANANTHAPURAM MANDAL, ANANTHAPURAM DISTRICT-515004
6. MUSALURI ADIALAKSHMI, D/O LATE VENKATARAMAPPA, R/O NARASANAYANAKUNTA VILLAGE, ANANTHAPURAM MANDAL, ANANTHAPURAM DISTRICT-515004
7. KODIDELA VENKATANAIDU, S/O LATE VENKATARAMAPPA, R/O NARASANAYANAKUNTA VILLAGE, ANANTHAPURAM MANDAL, ANANTHAPURAM DISTRICT-515004
8. BINANI SAVITHRI, D/O LATE VENKATARAMAPPA, R/O NARASANAYANAKUNTA VILLAGE, ANANTHAPURAM MANDAL, ANANTHAPURAM DISTRICT-515004
9. KODIDELA JAGADESHWARAIAH, S/O LATE VENKATARAMAPPA, R/O NARASANAYANAKUNTA VILLAGE, ANANTHAPURAM MANDAL, ANANTHAPURAM DISTRICT-515004
10. KODIDELA SRINIVASULU, S/O LATE VENKATARAMAPPA, R/O NARASANAYANAKUNTA VILLAGE, ANANTHAPURAM MANDAL, ANANTHAPURAM DISTRICT-515004

...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 more particularly one in the nature of writ of mandamus declaring the impugned action of the respondents in passing an order dt.29-05-2026 Vide Proceedings No. D.Dis.No.D2(B)/1604/2025 for cancellation of entries in revenue records without considering the explanation is highly unjust, illegal and arbitrary and Violation of Article 14,21,300-A of Constitution of India and consequentially set aside the order dt.29-05-2026 Vide Proceedings No. D.Dis.No.D2(B)/1604/2025 passed by the 3rd respondent

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 suspend the order dt.29-05-2026 Vide Proceedings No. D.Dis.No.D2(B)/1604/2025 passed by the 3rd respondent pending disposal of the above writ petition

Counsel for the Petitioner(S):

1. N RANGA REDDY

Counsel for the Respondent(S):

1. GP FOR REVENUE

The Court made the following order:

Heard Sri N.Ranga Reddy, learned counsel for the petitioners; and Sri Chandra Sekhar, learned Assistant Government Pleader for Revenue for respondents 1 to 4. Notice in respect of respondents 5 to 10 is dispensed with, as no order has been passed affecting their rights or interests.

2. Learned counsel for the petitioners would submit that respondents 5 to 10 filed an appeal under Section 5(4) of the Andhra Pradesh Rights in Land and Pattadar Pass Book Act, 1971 (hereinafter referred to as the 'Act'), read with Rule 21(1) of the Andhra Pradesh Rights in Land and Pattadar Pass Book Rules, 1989, *vide* D.Dis.No.D2(B)/1604/2025 dated 29.05.2026 (Ex.P1), before the 3rd respondent. The 3rd respondent allowed the appeal by an order dated 29.05.2026. The authority concluded that the mutation entries made in favour of the writ petitioners were liable to be cancelled and further ordered

their deletion. The authority also directed the Tahsildar – 4th respondent to carry out necessary amendments in respect of an extent of Ac.7.82 cents in Sy.No.26-3 of Kodimi Village, Ananthapuramu Rural Mandal, Anantapur District.

3. Learned counsel for the petitioners would submit that the petitioners filed a statutory revision under Section 9 of the Act before the 2nd respondent dated 22.06.2026 (Ex.P2). Along with the revision, the petitioners also filed an interlocutory application seeking stay of the proceedings of the 3rd respondent *vide* Ex.P1. The 2nd respondent neither numbered the revision nor passed any order in the interlocutory application. Pursuant to the order passed by the 3rd respondent, the 4th respondent is taking steps to change the revenue records. However, as of today, no changes have been effected in the Record of Rights.

4. Learned Assistant Government Pleader for Revenue, on instructions, would submit that the 2nd respondent will pass appropriate orders on the interlocutory application filed by the petitioners, following due procedure. The authority will afford an opportunity of hearing to the petitioners and the respondents. Thereafter, the authority will dispose of the revision by following due procedure.

5. Whenever an interlocutory application is filed along with an appeal or revision, seeking stay or other ancillary reliefs, passing an order with immediate effect ensures that one party does not suffer irreversible or legal damage while the main case is pending. In fact, such orders prevent either party or the inferior authority from altering or destroying the property, which may result in further unwarranted litigation.

6. In the case at hand, admittedly, the petitioners filed a revision on 22.06.2026. Even after lapse of four months, no order has been passed on the interlocutory application. While this Court is not going into that aspect, the delay in passing appropriate orders will frustrate the very filing of the revision.

7. Given the facts and circumstances of the case, the 4th respondent shall maintain *status quo* as it exists as of today, regarding the entries in respect of an extent of Ac.7.82 cents in Sy.No.26-3 of Kodimi Village, Ananthapuramu Rural Mandal, Anantapur District, for a period of six (06) weeks from today. In the meantime, the learned 2nd respondent shall pass appropriate orders on the interlocutory application filed by the petitioners strictly in accordance with law. The observations, if any, made in this order will not come in the way of the learned 2nd respondent in passing orders on the interlocutory application or in the revision filed by the petitioners on merits.

8. Accordingly, the writ petition is disposed of. There shall be no order as to costs.

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

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JUSTICE SUBBA REDDY SATTI

Date: 04.11.2026
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109

THE HONOURABLE SRI JUSTICE SUBBA REDDY SATTI

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