APHC010603792026

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

WEDNESDAY, THE 18th DAY OF NOVEMBER 2026

PRESENT

THE HONOURABLE SRI JUSTICE SUBBA REDDY SATTI

WRIT PETITION NO: 33347/2026

Between:

1. GOLLA VENKATRAMUDU, S/O GOLLA RAMUDU AGE 75 YEARS, OCC CULTIVATION RIO BURANDODDI VILLAGE, C.BELAGALMANDAL KURNOOL DISTRICT 518462.

...PETITIONER

AND

1. THE STATE OF ANDHRA PRADESH, REP BY ITS PRINCIPAL SECRETARY, DEPARTMENT OF REVENUE SECRETARIAT, VELAGAPUDI, GUNTUR DISTRICT 522237
2. THE DISTRICT COLLECTOR, KURNOOL, KURNOOL DISTRICT 518001
3. THE REVENUE DIVISIONAL OFFICER, KURNOOL, KURNOOL DISTRICT 518001
4. THE TAHSILDHAR, C.BELAGAL MANDAL, KURNOOL DISTRICT 518462
5. HARIJANA PEDDAIAH, S/O HARIJANA ADIVAPPA AGE 60 YEAR, OCC CULTIVATION R/O BURANDODDI VILLAGE, C.BELAGAL MANDAL KURNOOL DISTRICT 518462

...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 toissue a Writ, Order or direction more particularly one in nature of writ of Mandamusdeclaring the inaction on the part of the Tahsildhar,

C.Belagal Mandal, Kurnool District, Respondent No.4 herein, in carrying out mutations in Revenue Records Pahanis, 1-B extract (ROR) for issuing Electronic Pattadhar Pass Books, Title Deeds with respect to Petitioner's Agriculture Land in Survey No.209-2 admeasuring an extent of Ac.2-50 Cents situated at Burandoddi Village, C.Belagal Mandal, Kurnool District as illegal, arbitrary, against provisions of The Andhra Pradesh Rights in Land and Pattadhar Pass Books Act 1971 and consequently direct the Respondents No.4 to complete the process for carrying out mutations in Revenue Records Pahanis, 1-B Account (ROR) there by issuing Electronic Pattadhar Pass Books, Title Deeds with respect to Petitioner's Agriculture Land in Survey No.209-2 admeasuring an extent of Ac.2-50 Cents situated at Burandoddi Village, C.Belagal 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 Respondent No.4 herein to take necessary action in pursuance of Application MLPM250716033586 dt.16.07.2025 for carrying out mutations in Revenue Records with respect to Petitioner's Agriculture Land in Survey No.209-2 admeasuring an extent of Ac.2-50 Cents situated at Burandoddi Village, C.Belagal Mandal, Kurnool District

Counsel for the Petitioner:

1. N CHANDRA SEKHAR REDDY

Counsel for the Respondent(S):

1. GP FOR REVENUE

The Court made the following order:

Heard Sri N. Chandra Sekhar Reddy, learned counsel for the petitioner, and Sri Divya Teja, learned Assistant Government Pleader for Revenue, for respondents 1 to 4. Notice in respect of the 5th respondent is dispensed with, as no adverse order has been passed affecting his rights or interests.

2. The above writ petition is filed to declare the inaction on the part of the 4th respondent in updating the Record of Rights and issuing E-PattadarPass Book and Title Deed in respect of an extent of Ac.2.50 cents in Sy.No.209-2 of

Burandoddi Village, C.Belagal Mandal, Kurnool District, as illegal and arbitrary.

3. Learned counsel for the petitioner submits that the petitioner, along with his wife, filed O.S.No.791 of 2015 on the file of the Principal Junior Civil Judge, Kurnool, against the 5th respondent, seeking specific performance of an agreement of sale. The suit was decreed on 03.06.2016 *vide* Ex.P4. Thereafter, the decree holders filed E.P.No.327 of 2016 on the file of the Principal Junior Civil Judge, Kurnool. Pursuant thereto, the Principal Junior Civil Judge, Kurnool, executed the sale deed on 25.02.2021 (Ex.P3).

4. The 5th respondent filed O.S.No.683 of 2015 on the file of the Principal Junior Civil Judge, Kurnool, for a declaration and other consequential reliefs. The 5th respondent filed I.A.No.1815 of 2026 under Order XXIII Rule 1(3) read with Section 151 CPC, seeking withdrawal of the suit with liberty to file a fresh suit.

5. Pursuant to the sale deed executed *vide* Ex.P3, the petitioner made an application before the 4th respondent to update the Record of Rights *vide* Application No.MLPM250716033586 dated 16.07.2025 (Ex.P1). However, the 4th respondent failed to update the Record of Rights in accordance with the procedure prescribed under the Andhra Pradesh Rights in Land and Pattadar Pass Books Act, 1971 (hereinafter referred to as the 'Act') and the Rules made thereunder.

6. Learned Assistant Government Pleader for Revenue, on instructions from the 4th respondent, does not dispute the application made by the petitioner *vide* Ex.P1. He further submits that the 4th respondent will pass appropriate orders strictly in accordance with the procedure prescribed under the Act and the Rules made thereunder.

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 learned 4th respondent to pass appropriate orders *vis-à-vis* Application No.MLPM250716033586 dated 16.07.2025 (Ex.P1) strictly adhering to the procedure prescribed under the Act and the Rules made thereunder, as expeditiously as possible, preferably within six (06) weeks from the date of receipt of a copy of this order. There shall be no order as to costs.

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

JUSTICE SUBBA REDDY SATTI

Date: 18.11.2026
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THE HONOURABLE SRI JUSTICE SUBBA REDDY SATTI

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