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THE ANDHRA PRADESH GAZETTE
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PART I EXTRAORDINARY

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NOTIFICATIONS BY GOVERNMENT

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REVENUE DEPARTMENT
(LANDS-I)

THE ANDHRA PRADESH RIGHTS IN LAND AND PATTADAR PASS BOOKS
RULES, 1989 - AMENDMENT TO THE RULES - FINAL NOTIFICATION.

[G.O.Ms.No.367, Revenue (Lands.I), 20th December, 2021.]

FINAL NOTIFICATION

In exercise of the powers conferred by the sub section (1) of Section 11 of Andhra Pradesh Rights in Land and Pattadar Pass Books Act, 1971 (Act No.26 of 1971), the Governor of Andhra Pradesh here by makes the following amendments to the Andhra Pradesh Rights in Land and Pattadar Pass Books Rules, 1989 issued in G.O.Ms No.570, Revenue (D.O.A. &R) Department, Dt: 08.06.1989, subsequently amended from time to time.

AMENDMENTS

1. In Rule(2) after sub section (h), the following definitions may be inserted:
 - (i) **"Land Parcel"** means Agricultural Land having an assigned numeric code for which location and boundaries are marked;
 - (j) **"Unique Id"** means Unique Identification number assigned to Land Parcel holding of a Agricultural Land;
 - (k) words and expressions used but not defined in these rules but defined in the AP Rights in Lands and Pattadar Pass books Act 1971, shall have the same meanings assigned to them in these Rules.
2. After Rule 9(1) (a) (i) the following proviso shall be added namely:

Provided, the Revenue Inspector or Deputy Tahsildar of the office of the Tahsildar concerned or such other officer as may be prescribed, shall scrutinize every claim before passing of the orders by the Recording Authority.
3. After Rule 9(1) (a) (ii) the following proviso shall be added namely:

Provided, the Revenue Inspector or Deputy Tahsildar of the office of the Tahsildar concerned or such other officer as may be prescribed, shall scrutinize every claim before passing of the orders by the Recording Authority.
4. After Rule 9(1) (a) (iii) the following proviso shall be added namely:

Provided, the Revenue Inspector or Deputy Tahsildar of the office of the Tahsildar concerned or such other officer as may be prescribed, shall scrutinize every claim before passing of the orders by the Recording Authority.
5. For the Rule 14(4) the following shall be replaced

The new Sub division number or land parcels, as shown in the confirmed Record of Rights shall be measured and mapped in the concerned records as per the procedure laid down and the fee shall be recoverable from the concerned ryots as arrears of land revenue. The extent noted in respect of each land parcel of each sub-division on the Record of Rights Register, shall be subject to correction, wherever necessary after the completion of measurement of the new sub-division of the Land Parcel.
6. In Rule 14 (A) (1) after the words "Survey numbers/ sub-division numbers" the following shall be added namely:

"and Land Parcel Number and Unique Id of the Land Parcel"
7. In Rule 18(2) the expression "at a Citizen Service Centre (eg. MeeSeva Centre) or Online (as and when the facility is available)" shall be replaced with the following words namely:

"Either at MeeSeva Centre or Village Secretariat".

8. In Rule 19 (1) after the expression "sub divisions" the following words shall be added namely:

"or New Land Parcel Number and Unique Identification Number"

9. Amended forms are annexed to this order.

V. USHARANI,
Principal Secretary to Government.

Form-I-A
Proforma for Filing Claims

Name of the Mandal:

Name of the Village:

Name of the claimant and
his permanent address :

Sl.No	Name of Mandal	Name of Village	Land Parcel No.	Old Survey No and Sub - Division No.	Extent of Land Parcel	Unique ID No.	Area in respect of which claim is made	Nature of claim /interest owner, tenant, mortgagee, un-registered (Encumbrances) enclosed	Proof in support of claim, copies of document if any to be enclosed.
1	2	3	4	5	6	7	8	9	10

CERTIFICATE:- (I certify that I have given a complete list of my interests in lands in the entire district.)

Signature of the Claimant

[illegible]

**Notice for Preparation of Record of Rights for the First Time
and Updating of the Record of Rights**

Form II

[[Strike] out matter which is not relevant]

Whereas the Andhra Pradesh [Rights in Land] and Pattadar Pass Books Act, 1971 and amended from time to time came into force in the area in which the village (Name of the village) (Name of the Mandal)(Name of the District) is situated (hereinafter referred to as the said village)

Now, therefore, under Rule 5 of the "Andhra Pradesh [Rights in Land] and Pattadar Pass Books Rules, 1989. The undersigned here by.....

- (a) declares his intention of preparing the record of rights in the lands in the said village for the first time or declare his intention to update the record of rights in the lands in the said village on the notification of the [commissioner].
- (b) calls upon all the persons claiming any interest in any land in the said village to furnish to the undersigned a statement in writing in Form 1-A showing
- i. the particulars of the lands in which an interest is claimed and (ii) the nature of such interest on or before (the date to be specified not being earlier than fifteen days from the date of the publication of the Notice); and
- (c) declares his intention of holding an enquiry in respect of the above matter in the said village on..... (the date to be specified not being earlier than twenty-two days from date of publication of the Notice) and calls upon all persons interested to appear before him at the said inquiry on the said date.

Seal of Recording Authority

Signature of Recording Authority

Form II-A**Register showing the claims received in response to Notice No. II**

Sl. No.	Name of the Village	Name of the petitioner with father's/husband's Name	Date of receipt of claim	Claim in respect of Land Parcel No.	Old Survey No	Khata No.
1	2	3	4	5	6	7
Extent for which claim is made		Nature of claim	Date of enquiry	Result of the enquiry in brief	Remarks of the Recording authority	
8		9	10	11	12	

Form III*(See Rule 10(2))*

1. Whereas a draft record of rights/draft record of rights made up to-date has been prepared for the village (Name of the [village].
2. Whereas such a draft record of rights has been kept open in the custody of the Village Revenue Officer of the said village for inspection of all reasonable times by any person claiming any interest in the lands in the village, or whereas an updated draft Record of Rights has been kept open in the custody of the Village Assistant of the said village for inspection at all reasonable times by any person claiming any interest in the lands in the said village.
3. Now, therefore, under Rule 10 of the Andhra Pradesh [Rights in Land] and and Pattadar Pass Books Rules,1989.
4. The undersigned hereby requires:
 - (i) all persons claiming any omission or error in the said draft record to furnish to the undersigned a statement in writing in Form III-A of their claims on or before (the date to be specified not later than **fifteen days (15)** from the date of publication of the notice).
 - (ii) all residents of the village to attend a gram sabha at the village on (the date to be specified not later than **twenty-two days(22)** from the date of publication of the notice) to make, if necessary, claims and objections to the entries in the draft Record of Rights/draft Record of Rights made up-to-date; and
 - (iii) declares his intention to hold an enquiry into such claims at the village on (the date to be specified not later than **forty days(40)** from the date of publication of the notice) and calling upon all persons interested to appear before him at the said enquiries on the said date.

Signature of Recording Authority

Date:

Place:

Form III-A
(See Rule 10(4))

Sl. No.	Name of the village	Sl. No. of Sub-divn. No. for which claim is filed	Sl.No. of Land Parcel for which claim is filed	Details of claim			Reasons for the claim for reasons for the new entry
				Column in Form-I Draft ROR which needs rectifications	Existin g entry	New entry to be made	
1	2	3	4	5(A)	5(B)	5(C)	6

Signature of the claimant

Form III-B

(See Rule 10(4))

Register showing the details of claims in Form III-A received in response to the notice in Form III claiming omissions or errors in the Draft Record of Rights

Sl.No.	Name of the village	Name of the petitioner with Father's/ Husband's name	Date of receipt of claim in Form III-A	Land Parcel No.	Details of claim		
					Column of No. Form-I (Draft ROR which are sought to be corrected)	Existing entry	New entry to be made
1	2	3	4	5	6-A	6-B	6-C
Reasons put forth by the claimant seeking corrections Date of entry Decision of the Recording Authority Remarks							
7		8		9		10	

Form IV*(See Rule 14(1) and Sec. 3(2))***Notification of Completion of preparation or
Updating of Record of Rights**

Under sub-section (2) of Section 3 of the Andhra Pradesh [Rights in Land] and Pattadar Pass Books Act, 1971, it is hereby notified that the preparation of the Record of Rights/Updating of the Record of Rights referred to in sub-section (1) of the said Section has been completed in respect of lands in the village of..... (Name of the village)..... (Name of the Mandal)(Name of the District).

Seal.

Recording Authority

Form IV(A)*(See Rule 14-A(2))***Notice for Distribution of Pattadar Pass Books**

It is hereby notified that the Pattadar Pass Books have been prepared with reference to the entries in Form 1-B as required under sub-rule (2) of Rule 14-A of the Andhra Pradesh Rights in Land and Pattadar Passbooks Rules, 1989 in respect of Village Mandal..... District and the same will be delivered to the concerned persons in a Gram Sabha on (Date) at (Time) at (Place)

All the pattadars/owners/tenants/mortgagees [occupants in Inam Lands] eligible for a [title deed or pass book] are hereby required to attend the said Gram Sabha and receive the Pattadar Pass Books after payment of the cost as prescribed by the Commissioner.

*Tahsildar**..... Mandal*

Form V
Schedule

(See Rule 16(2) and Sec. 3(3))

Notice for Enquiry on Application for Rectification under Section 3(3) of the Act

Where as

- (1) an application has been received for the rectification of the entry.
- (2) it appears necessary to rectify the entry.
- (3) has reported that it is necessary to rectify the entry in the Record of Rights of the village (Name of the Village) (Name of the Mandal) (Name of the District) in respect of the land described in the Schedule hereunder.

Now, therefore, under Rule 16 of the A.P. Rights in Land and Pattadar Pass Books Rules, 1989 you are hereby required to:

- (a) furnish to the undersigned on or before (date not being later than fifteen days from the date of the service of the notice) a statement in writing containing any representations or objections in respect of the said application.
- (b) to appear before the undersigned on (being not less than twenty-one days from the date of service of the notice) at(Place).....(Time) in connection with an enquiry proposed to be held in respect of the above matter.

Tahsildar

Schedule

Survey No./Sub-Div. No. of the land in the village to which the entry relates

Schedule brief purport of Rectification applied for

Form VI(A)
(See Rule 18 and Sec. 4(1) of the Act)
Intimation by any Person regarding Acquisition of Rights

The Tahsildar,

.....Mandal

I, Sri/[(Smt/Kum.)] son of/ [daughter of/wife of]
resident of village in Mandal.....intimate to
you the acquisition of the following property in the village of in
Mandal in District by
succession, survivor-ship, inheritance, partition, purchase,mortgage, gift, lease or
otherwise, as owner, pattadar, mortgagee, occupant or tenant of the land. Details
are furnished below:

District:

Mandal:

Village:

No.	Land Parcel No.	Old Survey No.	Details of acquisition
Date			<i>Signature of Intimator</i>

Form-VI(D)

(See Rule 18 and Sec. 4(1) of the Act)

**Intimation by Village Revenue Officer
regarding Acquisition of Rights by any Person**

To

The Tahsildar

..... Mandal

This is to intimate that Sri(Smt/Kum)..... Son of (Daughter of / Wife of) Residence of Village in Mandal has acquired the following property in Mandal Division in District by succession, surveyorship, inheritance, partition, purchase, mortgage, gift, lease or otherwise as as owner, pattadar, motgatee, occupant or tenant of the land. Details are furnished below.

District:

Division:

Mandal:

Village:

Sl.No	Land Parcel No.	Old Survey No and Sub division	Extent of land	Details of acquisition
1	2	3	4	5

Date:

Signature of the Village Revenue Officer

Form-VII
(See Rule 18(3))
Register of Amendments

District :**Mandal:****Village:****Fasli :**

Sl. No.	Land Parcel No.	Old Survey No/Sub-Division No. of the land, the entry pertaining to which is proposed to be amended	Whether the amendment is proposed under sub-section (1) or sub-section (2) of Sec. 5	In the former case the name of the person from whom the intimation has been received and the date of its receipt	Aadhar No.	Brief purport of proposed amendment
1	2	3	4	5	6	7

S.No. in Form-I	Entry in Form-I	Entry after amendment	Reasons for the change
7A	7B	7C	7D
Decision of the Recording Authority	Decision if any of the appellate or revisional authority	If the final decision involves an amendment to the Record of Rights the date on which it was carried out	Remarks
8	9	10	11

Form VIII*(See Rule 19(1))***Notice**

Whereas the undersigned has received an intimation of the fact of acquisition of a right as described in the schedule hereunder and it appears that an amendment has to be made in the Record of Rights in consequence thereof and/or

Whereas the Recording Authority has reason to believe that an acquisition of a right has taken place as described in the schedule hereunder and it appears that amendment has to be made in the Record of Rights in consequence thereof.

Now, therefore, under sub-section (3) of Section 5 of Andhra Pradesh Rights in Land and Pattadar Pass Book Act, 1971. All persons interested or affected are hereby required to show cause on or before (date to be specified not being earlier than 15 days from the service/publication of the notice) as to why the amendment should not be carried out.

All persons interested or affected are hereby required to appear on or before the undersigned on(date not earlier than 20 days from the service/publication of the notice) as (Place) time in connection with the enquiry proposed to be held in respect of the above matter.

S.No. etc., of the entry relating to which is sought to be amended	Schedule Brief purport of proposed amendment
(1)	(2)

Tahsildar

Form IX
(See Rule 22(1) read with Section 5-A)

Whereas the A.P. [Rights in Land] and Pattadar Pass Books Act, 1971 has come into force in the area in which the village (Name of the village) (Name of the Mandal) (Name of the Division) (Name of the District) is situate (hereinafter referred to as the said village).

Now, therefore, under Rule 22(1) of the A.P. Record of Rights in Land and Pattadar Pass Books Rules, 1989. The undersigned hereby:

- a) calls upon all the persons claiming interest in any land in the said village recorded as an occupant in the Adangal/ Pahani Patrika or in the Record of Rights by virtue of an alienation or transfer made or affected otherwise than by registered document, and the alienee or the transferee may within (15) days from the date of the publication of this notice apply to the undersigned for a certificate declaring that such alienation or transfer is valid in the form prescribed.
- b) As per the provision of Section 5-A of the A.P. Rights in Land and Pattadar Pass Books Act, 1971 the Tahsildar after due enquiry and hearing will consider the issue of a certificate declaring such alienation or transfer is legal, on payment of Registration fees and stamp duty as provided for in Section 5-A(2) of the A.P. Record of Rights in Land and Pattadar Pass Books Act.

Signature
Tahsildar

Form X

(See Rule 22(2))

To

The Tahsildar

..... Mandal

..... District

1. Name of the Applicant
(i.e., alienee or transferee):
2. Father's / [husband's name]:
3. Age, profession and place of residence and address:
4. Name of the alienor or transferor, with father's/[husband's name]:
5. Age, profession and place of residence and Address:

Sir,

I have acquired by alienation/ transfer the following lands from
on by an unregistered document, dated signed by
Shri/[Smt/Kum.] S/o/[d/o/w/o.] R/o.

Mandal	Village	Land Parcel No.	Old Survey No.	Extent	Patta No. if any
1	2	3	4	5	6
Classification					
Wet	Dry	I.D.	Area Acquired	Amount of consideration	Remarks
7	8	9	10	11	12

There are no amounts due to Government in respect of the land.

An amount of Rs. is due to the Government in respect of the land towards (here mention the item against which the amount is outstanding).

The alienation or transfer is not in contravention of the provisions of the A.P. Land Reforms (Ceiling on Agricultural Holdings) Act, 1973 and the Urban Land (Ceiling and Regulation) Act, 1976, the A.P. Scheduled Areas Land Transfer Regulations, 1959 and the A.P. Assigned Land (Prohibition of Land Transfer) Act, 1977.

I also enclose the following documents:

(Here (give) the list of documents

Name of the Witnesses,
if any should be stated here

I request you to issue a certificate under Section 5-A(4) of the A.P. [Rights in sLand] and Pattadar Pass Books Act, 1971 and Rule 22(5)(ii) of A.P. [Rights in Land] and Pattadar Pass Books Rules, 1989, declaring that the alienation/transfer of the land is valid.

Yours faithfully,

Signature of the applicant

I hereby declare that the facts stated above are true to the best of my knowledge and belief. Place:

Date:

Signature of the applicant

Form XI
(See Rule 22(3))

[Office of the *Tahsildar*
..... Mandal in
..... District]

Notice is hereby given that the application filed before the undersigned under sub-section (1) of Section 5-A of the A.P. Rights in Land and Pattadar Pass Books Act, 1971 by Sri/Smt] S/o/D/o/W/o for validation of alienation/transfer of land bearing Land parcel no..... and old Survey/subdivision No measuring to an extent of Ac, situated in Village..... Mandal, will be taken up for consideration at A.M./P.M. on.....(day of the week) (date) at the time of hearing you are to produce necessary oral and documentary evidence bearing on the alienation or transfer. If you fail to appear at the hearing the matter will be decided exparte.

Tahsildar

Date:

To

.....

.....

Form XII
(See Rule 22(3))

[Office of the Tahsildar
..... Mandal in
..... District]

Notice is hereby given that the application filed by Sri/Smt
S/o/D/o/W/o for validation of alienation/transfer of
..... land bearing Land parcel no..... and old Survey/subdivision
No measuring to an extent of Ac, situated in
.....Village Mandal, will be taken up for consideration at
.....A.M./P.M. on.....(day of the week) (date) at
..... (place) under Section 5A of the AP Right in Land and
Pattadar Pass books Act, 1971 and ROR Rules 1989

Any person interested in the case should be present at the hearing and
should produce necessary oral or documentary evidence bearing on the
claims that he may have in this regard.

Date:

Tahsildar

Form XIII(A)*(Under Section 5-A(2) Rule 22(5)(i))*

[Office of the Tahsildar
..... Mandal in
..... District]

Whereas (Name) S/o
..... R/o (address) who has applied for validation of
Sale/Alienation under Section 5-A of the Act. The enquiry conducted under the
rules prescribed reveals that Sri S/o is found to be the
purchaser of the land by an unregistered document in respect of the lands
specified in the Schedule below for the lands belonging to Sri
S/o.....under sub-section (2) of Section 5-A of the A.P. [Rights in
Land] and Pattadar Pass Books Act, 1971, the said alienee/transferee is
required to deposit the registration fee and stamp duty amounts in
accordance with the provisions of the Indian Registration Act, 1908.

The Sub-Registrar is therefore requested to fix up the value of the
property and fix up the amount equal to registration fee and stamp duty
under the law with reference to the date of the unregistered alienation and
intimate to the undersigned within month to enable him to get the amount
deposited by the alienee/transferee and issue validation certificate under
Section 5-A of the Act and Rule 22(5)(ii).

Tahsildar

Schedule

To
Sub-Registrar

.....
.....

CERTIFICATE
Form XIII(B)
(Under Section 5-A(4) Rule 22(5)(ii))

Office of the Tahsildar
..... Division
..... District.

Whereas (Name) (Father's name)
..... (address) applied for validation of sale/alienation under Section 5-A
of the Act After completion of a due enquiry as prescribed under the law,
Sri S/o is found to be the purchaser of the land by an
unregistered document in Sy. No. extent from Sri
.....described in the Schedule and sketch attached, and whereas
under the provisions of sub- section (4) of Section 5-A of the A.P.Rights in
Land and Pattadar Pass Books Act, 1971, the said alienee/transferee was
required to deposit an amount towards registration fees and
stamp duty in consultation with the Sub-Registrar's office and he has
deposited an amount Rs.....(in words).....equal to the
registration fee and stamp duty that would have been payable had the
alienation/transfer been effected by a Registered document in accordance
with provisions of the Indian Registration Act, 1908 towards
alienation/transfer. Therefore by virtue of the power vested in me under
Section 5-A of the A.P. Record of Rights Act in Land and Pattadar Pass Books
Act, 1971, I order that the above alienation/transfer described below as valid.

Schedule: Description and landed property (rough sketch attached)
..... if sketch is not available.

Signature
Tahsildar

To

The persons interested

Copy to the Recording Authority to take action of recording the occupant as
owner u/S. 5-A(5).

Copy to the Sub-Registrar, concerned

Form XIII(C)

[To be filled up by Tahsildar and attached to order in Form No. XIII-B Rule 22(5)(iii)]

1. Sl. No. & year of the [reference] of Tahsildar Office. (for each calendar year):
2. Number and date of the order of Tahsildar in which the transaction is validated:
3. Name of S.R.O. to which the transaction relates:
4. Name(s) of the village(s) where the property is situated:
5. Description of the property effected S.No. extent in Metric measurements with 4 boundaries; (copy of the document to be enclosed):
6. Name(s) of the [transferor(s)] with full address(es):
7. [(Name(s)] of the transferee(s) with full address(es):
8. Nature of the transaction:
9. Date of execution of document:
10. (i) market value as per Basic Valuation Register:
(ii) consideration shown in the document (for sale deeds only):
11. Amount collected towards:
 - (i) Stamp Duty
 - (ii) Transfer Duty
 - (iii) Registration fee
12. Particulars of challan in which the amount is remitted into the Treasury (Challan No., Date and Name of Treasury) (Copy of the Challan to be enclosed).

Place:

Signature of the Tahsildar.

with date and Seal

REVENUE DEPARTMENT

