

**THE A.P.RIGHTS IN LAND AND PATTADAR
PASS BOOKS ACT, 1971**
Act No.26 of 1971

**THE ANDHRA PRADESH RIGHTS IN LAND AND
PATTADAR PASS BOOKS RULES, 1989**

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OBJECTIVES

- A.P.(Telanagana Area) Record of Rights in Land Regulation, 1358 F was in force.
- No similar enactment in Andhra Area.
- To have single Legislation through out the State.
- Changes / Mutations are not being effected / names of diseased persons are continued in Revenue Records.
- To provide one document to farmers to get Agricultural loans.
- Regulation of unregistered alienations or other transfers .

IMPORTANT ASPECTS

- Preparation of Record of Rights for every village.
- Rectification of errors
- Continuous up-dation.
- Appellate and Revision Authorities.

PUBLICATION OF ROR --contd

ILLUSTRATION OF FINAL ROR IN FORM-I

- Final ROR was prepared **Form I**
- Records were published and rectifications were considered .
- ROR –I is prepared survey number wise – only lands fit for cultivation are covered
- Neither Govt Lands nor lands under Non Agricultural purpose are covered .
- Model Form –I with important columns is shown below.

Suvery No. and Sub-division No.	Extent in acres	Patta No. (or) Khata No.	Name of the Pattadar with father/ husban's name	name of the owner with father/ husband's name	Extent held by owner	Name(s) of occupants
2	3	6	7	8	9	15
103/5A	1.00	12	D	D	1.00	D
103/5AA	1.50	29	E	E	1.50	E
103/5E	1.75	34	F	F	1.75	F
103/5EE	2.77	42	G	G	2.77	G

ROR 1B RECORD, PATTADAR PASS BOOKS AND TITLE DEEDS

- Once Form-IV is published, **ROR 1B** record was prepared.
- The lands held by the persons in different survey numbers are entered at one place,
- The record is prepared Khata-wise.-extract of ROR-I register.
- Lands held by those who are recorded as pattadars, owners and are in possession as per ROR-I register alone have to be brought into ROR 1B register.
- The pattadar Pass Book, Title Deed are replica of the entries pertaining to specific Khatadar in ROR-1B register.
- The pattadar pass book being **Form-XIVB** and the title deed in **Form -XIVA**
- In case - the land is assigned land – specific entry “**assigned land – transfer prohibited**” to be made against the entry of the land in specific survey number.

COVERAGE OF FURTHER TRANSACTIONS TAKEN PLACE UNDER ROR

(UPDATION OF ROR- MAINTANANCE OF RECORDS OF RIGHTS)

- ROR IS PREPARED IN FORM-I –MAINTAINED IN FORM-IB
GO271,dt 1.7.2016
- The relevant legal provisions must be read, understood thoroughly.
- Sections 4 and 5 of AP. Rights in Land and Pattadar Pass Books Act, 1971.
- Rules 16, 17 and 18 of AP. Rights in Land and Pattadar Pass Books Rules , 1989.

COVERAGE OF FURTHER TRANSACTIONS TAKEN PLACE

UNDER ROR --contd

- Receipt of claims from farmers in form **VIA**.
—through Meeseva / On line GO 271
- Issue of receipts to farmers in Form **VIC**.
- Entry of the details in **Form VII**.
- Receipt of information in **form VIB** from the concerned Sub Registrars as regards to registrations that have taken place during last five years- **Electronically** . GO 271
- Intimated by Revenue Officer in **FORM VI D** GO 271
- Entry of the details of information pertaining to the claims received in Form VIB in **in Form XVI** .

Contd....

COVERAGE OF FURTHER TRANSACTIONS TAKEN PLACE

UNDER ROR --contd

- If claim is filed in Form VIA and information is given by the Sub-Registrar in Form VIB for the same case, only **one preferably claim in VIA** be considered.
- Each claim to be dealt in a separate file.
- Display of notice and sending of copies of notices to the interested persons in **Form VIII**. Generated electronically – **Draft AMENDMENT IN ROR-IB** to be enclosed – it becomes final if no objections are received **GO 271.**
- Receipt of objections filed within **15 days**. **GO 271**
- If relevant documents are not filed, endorsement be given without waiting for 15 days and without issue of Form VIII.

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COVERAGE OF FURTHER TRANSACTIONS TAKEN PLACE

UNDER ROR (UPDATION OF ROR) --contd

- **Title Deed cum PPB prepared electronically in Form –XIV appended to GO 255 dt 18.06.2016.**
- **Title Deed cum PPB is issued to Pattadars and owners.**
- **It is not compulsory to obtain Title Deed cum PPB**
- **The Registration Authority shall not insist for Title Deed cum PPB**
- **e-Title Deed cum PPB is signed by Tahsildar digitally**
- **Acquisition through Court - Title Deed cum PPB issued on collection of Stamp Duty and Registration Fee.**
- **All claims be disposed off in 1 month.**
- **Signature of VRO DELETED from Form XIV.**

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COVERAGE OF FURTHER TRANSACTIONS TAKEN PLACE

UNDER ROR --contd

Certain factors to be observed.

- It must be remembered that the Tahsildar is **not the Adjudicating Authority** as regards to title over the land and he must rely upon the valid documents produced.
- There must be clear valid **transfer of title** from the person whose name is there as Pattadar in the present adangals to the claimant.
- Whenever the claim is by way of succession, all legal heirs must produce copies of partition deed or they must give **joint statement** before the Tahsildar.
- The **possession** over the land must be there to the claimant.

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COVERAGE OF FURTHER TRANSACTIONS TAKEN PLACE UNDER ROR -contd

- It is the responsibility of the Tahsildar to satisfy as regards to the **undisputed title** over the land to the claimant and the claimant is in **effective possession** over the land .
- No cases involving the sale of land covered in the declarations pending under **APLR (COAH) Act, 1973** be validated.
- Not in violation of LTR Act
- No cases involving the sale of assigned land in contravention of section 3 of **A.P.Assigned Lands (Prohibition of Transfers) Act, 1977** be validated.

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COVERAGE OF FURTHER TRANSACTIONS TAKEN PLACE

UNDER ROR --contd

- No cases involving the land pending for disposal of claims under section 11A of Estate Abolition Act be covered.
- No land which is being used for non agricultural purposes be covered (go through the definition given for the land under Act in Section 2(4) of A.P.Rights in Land and Pattadar Pass Books Act, 1971).
- Under no circumstances Government lands are considered.
- In case of Inam lands, it cannot be considered until ORCs / Inam pattas are issued following due procedure by the competent authority.

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COVERAGE OF FURTHER TRANSACTIONS TAKEN PLACE

UNDER ROR --contd

- It is absolutely required to verify the Fair Adangal / Diglot and if the land is Government land as per Fair Adangal / Diglot / Sethwar , it must be ensured that there is valid title transfer in favour of the claimant. It is generally by way of assignment and in some cases it may be by way of assignment / alienation on market value.
- It must also be ensured that the land covered is not the one acquired by Government for public purposes.
- It must also be ensured that the land covered is not the surplus land taken possession . However Assignees are entitled

COVERAGE OF FURTHER TRANSACTIONS TAKEN PLACE

UNDER ROR --contd

- Once the enquiry is over - Proceedings to be issued – speaking order.
- Entries be made in Form VII / Form XVI.
- Changes to be effected in ROR-1 and ROR-1B.
- Pattadar Pass Books and Title Deeds be issued or the entries incorporated in the existing Pass Books / Title Deeds.
- The Changes be in the Pass Books and Title Deeds of the person from whom it is transferred shall also be made

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COVERAGE OF FURTHER TRANSACTIONS TAKEN PLACE

UNDER ROR --contd

- When assigned land is involved it must be depicted properly in the entry against the particular survey number, distinctly recording “Assigned Land – Transfer is Prohibited” in the Pass Book, Title Deed.
- Entries must be made in **Form XVII** while issuing Pattadar Pass Book and Title Deed.
- Particulars related to Claims disposed be first entered in Village Account No.2 and then in Village Account No 3 .

APPELLATE AND REVISION AUTHORITIES

- Appeal lies to Revenue Divisional Officer on the orders passed by MRO/ Tahsildar
- Appeal to be filed within 60 days
- Revision lies to the Collector within 90 days Revision can also be taken SUO-MOTO Revision by collector is final – However Suits -----WP can be filed .

SOME POINTS TO BE NOTED

- **ROR Record in Form-I – NOW in ROR IB- be available for every village**
- **Procedure be followed in disposal of Claims in Form VI A**
- **Receipt of Claims in Form X was extended from time to time- Extended up to 28.2.2009 (regularization of unregistered Sales)– now such provision is not there**

Thank You