

The A.P. Rights in Land and Pattadar Pass Books

Act 1971 (Act No. 26 of 1971)

Land Cell

The A.P. Rights in Land and Pattadar Pass Books Act 1971 (Act No. 26 of 1971)

I. Background:

The A.P. (Telangana Area) Record of Rights in Land Regulation, 1358 Fasli:- Provides for preparation and maintenance of a Record of Rights in the Telangana area of the State.

Since there is no corresponding enactment providing for such statutory record of rights applicable to the Andhra area, Government of A.P., brought out the A.P. Rights in Land and Pattadar Pass Books Act, 1971 for the preparation and maintenance of Record of Rights, applicable throughout the State, repealing the above Regulation. The Act came into force with effect from 15-8-1978.

The A.P. (Rights in Land) and Pattadar pass Books Rules, 1989 were also made U/s 11(1) of the Act, in supersession of the A.P. Record of Rights in Land Rules, 1978.

II. Introduction:-

- Organisation of credit for farmers handled by several institutions and a number of Government Departments.
- Considerable hardship caused to farmers as they have to approach village level functionaries and other Departments from time to time for extracts of village Revenue records and non-encumbrance certificates.
- Decision taken for formulation of a scheme to issue Pass Books to the ryots enabling them to secure loans based on the entries in the Pass Books without requiring to approach the village level functionaries and others every time. Hence present Act.

III. Objectives:-

1. Denovo preparation of Record of Rights or updating of Record of Rights (Refer section 3(1))
2. Rectification of Record of Rights (Refer Section 3(3))
3. Regularization of unregistered transfers and alienations (Refer Section 5-A and Rule 22)
4. Maintenance and amendment of Record of Rights (Refer Section 5- Rule 2(g) and (h) and 18).

5. Act came into force with effect from 15-8-1978.
6. The A.P. Rights in Land and Pattadar Pass Books Rules 1989 also made.

IV. Important Definitions:-

“**Credit agency**” means any Banking Company, State Bank of India, a corresponding new Bank, a Co-operative Bank, Credit Society etc., (Refer Section 2-aa)

“**Land**” means land which is used or capable of being used for agriculture including horticulture but does not include land used exclusively for Non-Agricultural purposes (Refer Section 2(4)).

“**Occupant**” means a person in actual possession of land other than a tenant or a usufructuary mortgagee-(Refer 2(6)).

“**Owner**” means a person who has permanent and heritable rights of possession on the land and includes the holder of a patta issued as a landless poor person (Refer Section 2 (6-a)).

“**Pattadar**” includes every person who holds land directly under the Government under a patta whose name is registered in land revenue accounts as pattadar and who is liable to pay land revenue. (Refer Section 2(7)).

“**Recording Authority**” means such officer of the Department notified by the Collector or the Commissioner (Refer Section 2(10)).

“**Tenant**” means a lessee under a tenancy agreement express or implied or a person who is or is deemed to be a tenant under any law (Refer Section 2 (11)).

“**Mortgagee**” means the transferee of a mortgage as defined in the Transfer of Property Act 1882 (Refer Ruler 2(e))

“**Khatadar**” means any person having a khata number or account number to pay Land Revenue. (Refer Rule 2(f)).

V. Preparation and updating of record of rights in all lands:

- Meant for recording the rights and interests of ryots in lands whenever necessary.
- Commissioner to issue a notification in the A.P. gazette to make the record of rights up-to-date (Refer Rule 4).

- Thereafter Recording Authority to publish notice in Form-II in the District Gazette and also in the village calling upon all persons claiming interest in any land, a statement in writing in Form 1-A in triplicate showing particulars of lands and nature of interest and to hold enquiry giving 22 days time- (Refer Rule 5). Register in Form II-A to be maintained for the claims received. (Refer Rule 6(1)).
- After completion of enquiry, Recording Authority to pass orders in all cases requiring change of registry due to death of the registered holder, succession, sale, gift etc., through registered document, provided the change is not in contravention of any provisions of the Acts, viz.,
 - (i) The A.P. land Reforms (ceiling on Agricultural Holdings) Act 1973 (Act I of 1973).
 - (ii) The urban Land (Ceiling and Regulation) Act 1976 (Central Act 33 of 1976)
 - (iii) The A.P. Assigned lands (Prohibition of Transfers) Act 1977 (Act 9 of 1977).
 - (iv) The A.P. Scheduled Areas Land Transfer Regulation 1959 (Reg I of 1959)
(Refer rule 9 (1) (a) and (b))All disputed cases to be referred by Recording Authority to Tahsildar for disposal (Refer Rule 9 (1) (a) and (b))
- ❑ After passing orders, Recording Authority to prepare a Draft Record of Rights (Refer Rule 9 (2)).
- ❑ Thereafter Recording Authority to publish notice in Form-III calling upon all persons to file their claims within fifteen days (Refer Rule 10 (1) (c)).
- ❑ Recording Authority to hold Gram Sabha to read out the Draft R.O.R within twenty-two days from date of publication of notice. (Refer Rule 10 (1)(d)).
- ❑ To hold enquiry within forty days from the date of publication of notice (Refer Rule 10(1) (e)).
- ❑ Claims and objections to be submitted in duplicate in Form III (A)
- ❑ Register of claims and objections to be maintained in Form III (B).
- ❑ On completion of enquiry, Recording Authority to determine whether or not the Draft R.O.R. requires to be altered and make an order giving reasonable opportunity to persons concerned after obtaining orders from the Spl.Dy. Tahsildar or Tahsildar. (Refer Rule 11 and 12).

- After completion of enquiry, the Recording Authority to confirm the Draft R.O.R., which shall be the R.O.R. in lands in the village. (Refer Rule 13(1)).
- Tahsildar., R.D.O., SDC., (ROR), DRO, Collector and any officer designated by Collector competent su-motu to test and revise entries in confirmed R.O.R., after giving due opportunity to the persons concerned. Before making any revision the Officer concerned to obtain approval of his immediate superior Officer. (Refer Rule 13(2)).
- Fact of completion of preparation of R.O.R. to be notified in the A.P. Gazette or District Gazette in Form IV. (Refer Rule 14 (1) and (2)).
- Within fifteen days of confirmation of R.O.R., R.A., to hold Gram Sabha and read out the information (Refer Rule 14(3)).
- New subdivisions to be measured and mapped in the concerned Records, subject to correction afterwards (Refer Rule 14(4)).
- After publication of notification in Form IV, Tahsildar to recast information in Form-I into Form 1-B authenticating each entry. Form 1-B to be test checked and read out in a Gram Sabha. (Refer Rule 14-A(1))
- After preparation of Form 1-B Register Tahsildar to arrange to get title deeds and Pass Books prepared and deliver the same to persons concerned in a Gram Sabha with a previous notice of atleast seven days (Refer Rule 14(2)).

VI. Pattadar Pass Books and Title Deeds:-

- Every owner pattadar, Mortgagee or tenant to apply to Tahsildar for issue of Pass Book and Title Deed (Refer Section 6-A).
- Tahsildar may also suo-motu issue Pass Book after following the procedure (Refer Proviso to Section 6-A).
- To be prepared taking a village as one Unit. (Refer Rule 26(1)).
- Title deeds to be prepared only in respect of Pattadar Owners

- Shall have same evidentiary value with regard to title for creation of equitable mortgage under Transfer of Property Act 1882, as a registered Document. (Refer Rule 26(2))
- Title deed shall be in Form XIV-A (Refer Rule 26(4))
- Pattadar Pass Books to be given to owner Pattadar, tenant, mortgagee and occupants of Inam lands.
- Entries in Pass Book to be treated as sufficient evidence to grant loans, without production of copies of village revenue records (Refer Rule 26(3)).

Formats of Passbook:-

- (i) Pattadar owners - Form XIV-B.
- (ii) Tenants and mortgagees - Form XIV-C.
- (iii) Occupants of Inam Lands - Form XIV-D.
(Refer Rule 26(4))
- Pattadar Pass books to be printed in four parts
- Owner pattadars who do not cultivate land to get part I and IV
- Owner pattadars who cultivate land to get part I & II
- Tenants and Mortgagees to get part III
- Title deeds and Pass Books to be issued in Telugu
- Every entry therein to be presumed to be correct unless the contrary is proved (Refer Section 6)
- Title deed establishes ownership of Pattadar Owner
- Pass Book to be record of title of an Owner and rights and interests of others (Refer Rule 26(5))
- Title deed or Pass Book to be given only to those who are in actual possession of land (Refer Rule 26(6))
- Pass Books and Title deeds to contain other required information like loans, mortgages etc, as prescribed by Commissioner (Refer Rule 26(8)).

- Every person to furnish four copies of his/her photo for identification.
 - (i) One to be affixed on Pass Book
 - (ii) One to be affixed on title deed
 - (iii) One to be pasted in Form 1-B
 - (iv) One to be filed.
 - (v) Photograph to be attested and sealed by Tahsildar.
 - (vi) RDO to attest and seal front page of Title deed besides embossing photo on right corner (Refer Rule 26(9))
 - (vii) Acknowledgement for receipt of title deeds /pass books to be taken in Form XVII (Refer Rule 26(10))
 - (viii) Xerox copy of FMB /Tippan to be attached to Title deed/Pass Book for identification of land. (Refer Rule 26(11))
 - (ix) Rate of Pass Book/Title Deed Rs. 15/- per set (Refer Rule 26(12)).
 - (x) Ryots to produce Pass Books/Title Deeds before Tahsildar periodically for updating entries (Refer Rule 26(13))
 - (xi) Loss of Pass Book /Title deed to be noted in Form 1-B.
 - (xii) Concerned person to notify loss to the Tahsildar, Police and Credit agencies.
 - (xiii) RDO to issue duplicate copy of Title deed on payment of Rs. 1000/- after obtaining permission from Collector.
 - (xiv) Tahsildar to issue duplicate copy of PPB
 - (xv) In case of mutilated Pass Book /Title Deed fee payable is Rs. 100/-

VII. Rectification of Entries in ROR:-

- Person affected to submit application within one year to Tahsildar for rectification
- Tahsildar also on his own accord to initiate proceeding for correction (Refer Section 3(3) and Rule 15)
- Tahsildar to hold enquiry giving opportunity to all concerned, by issue of notice in form -V (Refer Rule 16)
- On completion of enquiry Tahsildar to give his decision and direct rectification (Refer Rule 17(2))
- Tahsildar to dispose of all application for rectification within sixty days (Refer Rule 17(3)).

VIII. Maintenance of Record of Rights:-

- Includes correction of entries as per rule 17 and incorporation of all mutations as per Section 5 (Refer Rule 18(1)).
- Intimation of acquisition of rights to be made to Tahsildar within ninety days in Form VI-A. (Refer section 4(1) and Rule 18(2)).
- Acknowledgement to the individual to be in Form VI(C).
- Registering Officer to intimate to Tahsildar all transactions in land in Form VI-B within a week. (Refer Section 4(2) and Rule 18(2)).
- Register of intimations and the orders passed thereon to be maintained in Form VII (Refer Rule 18(3) (a)).
- Tahsildar to give opportunity to the concerned before passing orders (Refer to proviso to Section 5(1)).
- Before carrying out any amendment, Tahsildar to issue notice to persons affected and after making enquiry to pass orders.
- Notice to be in Form VIII (Refer Section 5(3)).
- Orders on all intimations to be passed within six months
- Appeal lies to RDO, on Tahsildars orders within sixty days (Refer Section 5 (5)) (Rule 21 (1)).
- Tahsildar empowered to correct clerical errors in Pass Books (Refer Section 5(6)).

IX. Pass Book holder to have entries of alienation etc :-

- Pass Book holder to get transactions in land like sale, mortgage, gift, lease etc., recorded in the title deed and Pass Book by Registering Officer, while presenting a document of title deed (Refer Section 6-B(1)).
- Every Pass Book holder acquiring a right to get entries recorded in the Pass Book and Title deed by Tahsildar (Refer Section 6-B(2)).

X. Recording of grant of loans etc:-

- Loans granted by Credit Agencies, encumbrances, Repayment of loans to be recorded by Credit Agencies. (Refer Section 6-c)
- After three months from publication of notification U/s 3(2) no loan to be granted by any Credit Agency without production of Pattadar Pass Book and Title deed. (Refer Proviso to Section 6-c (1))

XI. Registering authority to make entry in Pass Book:-

- Registering authority to make entry of every transaction of land in the title deed and Pass Book. (Refer Section 6 – D (1)).
- Registering Authority not to register any document of a transaction in land without production of Pass Book and Title deed by both parties. (Refer Section 6-D (2)).

XII. Regularization of certain alienations or other transfers:-

- Occupants of lands, alienated or transferred otherwise than by a Registered document to apply to Tahsildar within the prescribed period for a certificate that the alienation is valid (Refer Section 5-A (1) and Rule 22(1)).
- Tahsildar to issue a general Notification in Form No. IX calling for applications from such persons Notification to be published in Dt. Gazette. (Refer Rule 22(1)).
- The alienation /transfer should have taken place before 31-12-2000
- The Alienee or transferee to file application in Form-X (before 31-3-2008) (Refer Rule 22(2)).
- The transferee / alienee must be a small / Marginal farmer.
- Tahsildar to issue notices in Form XI and XII to all persons interested including Alienor or Transferor and conduct enquiry. (Refer Rule 22(3) and (4)).
- After enquiry Tahsildar to require the alienee or transferee to deposit registration fees and stamp duty that would have been payable had the alienation been effected by a registered document, as fixed by the Registering Officer. (Refer Section 5-A (2) and Rule 22(5)).
- On deposit of the amount Tahsildar to issue certificate in Form XIII-B.

- Copy of certificate to be communicated to Sub-Registrar in Form XIII-C (Refer Proviso to Rule 22(5)) Section 5-A.(4)).
- The Recording Authority on production of certificate to make entries in Form –I and IB. Thereafter title deed and Pass Book to be issued. (Refer Section 5-A (5) and Rule 22(6) and (7)).
- Alienations contravening the provisions of the Acts mentioned in section 5-A (3) not to be validated. (Refer Section 5 - A (3))
- Appeal lies to RDO on Tahsildar orders U/s 5 – A (4) within thirty days (Refer Section 5 – B and Rule 22 – A).
- Appeal to be disposed of within six months. (Refer Rule 22 – A (4)).

XIII. Revision:-

- Collector either suo-motu or on application call for records satisfy himself about correctness and pass orders giving opportunity to persons affected. (Refer Section 9).
- Orders under revision shall be final (Refer Rule 23(4)).

XIV. Corrections to be incorporated in village Revenue Records:-

- After final publication of ROR, Tahsildar to incorporate particulars in village Revenue records (Refer Section 10 – A and Rule 30).
- Nothing in this Act shall apply to State or Central Government lands (Refer Section 12)

XV. Repeal and Savings:-

The AP (Telangana Area) Record of Rights in Land Regulation 1358 fasali and all standing orders etc., repealed (Refer Section 13).

XVI. Inspection and copies of the ROR:-

ROR to be open for inspection by public. Certified copies to be given on payment of fee. (Refer Section 7).

XVII. Bar of suits:-

No suit shall lie against Government or any Officer (Refer Section 8).

XVIII. Powers of Recording or Appellate Authority:

Recording authority/ appellate authority or other officer shall have same powers of Civil Court under the code of Civil Procedure 1908. (Refer Section 10).

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FORM – I
(see rules 3 and 9)
Form of Record of Rights

Name of the District:

Name of the Division:

Name of the Mandal:

Name of the Revenue Village:

Sl. NO.	Survey No./ Sub-division No.	Total Extent	Classification	Land Revenue assessment	Patta No. (or) Katha No.	Name of the Pattadar Father/ husband's name
(1)	(2)	(3)	(4)	(5)	(6)	(7)

Particulars of owners and occupants		
Owners		
Name of owner with Father/ husband's/ name	Extent held by the owner out of the area shown in column 3	How acquired inheritance/ succe- ssion survivors/purchase/others
(8)	(9)	(10)

Tenants			
Name of the tenant with father's / husband's name under the owner mentioned in column 8	Extent held by the tenant Under the owner in Column 8	Whether a protected tenant	Rent payment to the owner in column 8
(11)	(12)	(13)	(14)

Names(s) of Occupants with Father's/ husband's Name	Extent held by Each occupant	Nature of his Interest/occupation	Name of the mortgagor with Father's/ husband's Name	Name of the mortgage with Father's/ husband's Name
(15)	(16)	(17)	(18)	(19)

Extent	Amount date & Other Particular of mortgage Whether 1 st mortgage or Subsequent mortgage	Whether with or without Possession	Details of Unregistered Encumbrances If any	No.of sub divisions to Be created
(20)	(21)	(22)	(23)	(24)

Rate per acre as Per basic Valuation register	Details of Registered Encumbrances with Document No. for Preceding 13 years	Remarks & Signature of Recording Authority with date	Remarks of Testing officer with Date signature & designation
(25)	(26)	(27)	(28)

Form I- A
[See Rule 5(1)(b)]

Proforma for filling claims

Name of the claimant and
His permanent address

S1. No.	Name of the Mandal	Name of Village	Survey no./ Sub- division No.	Total extent
(1)	(2)	(3)	(4)	(5)

Area in respect of which claims is made	Nature of claim/ interest Owner, tenant, mortgage Unregistered Encumbrances, if any Other specify	Proof in support of claim Copies in document if Any to be closed
(6)	(7)	(8)

CERTIFICATE :- The claimant should certify that he has given a complete list
Of his interest in land in the entire District.

Record Of Rights Act Forms

Form I-B

[See Rule 14-A]

Sl. No.	Name of the pattadar / tenant/ Mortgagee/ 1[occupant of Inam land] To be given pass book with father's/ Husband's name and address	Patta or khata Nos. now held By him	S. No. / Sub- Division Nos. Included in the pattas / khatas
(1)	(2)	(3)	(4)

Classification		Area		Assessment Including cesses	How acquired by the pattadar, Inheritance Survivorship Succession, Purchase, others	How Cultivated, Pattadar, Tenant, Mortgage/ 1[occupant of Inam land]
W.D	L.D	A.C	A.G			
(5)		(6)		(7)	(8)	(9)

Name of tenant/ Mortgagee/ 1[occupant Of Inam land] / Pattadar if applicable With S. Nos. in this registered	Details of Unregistered Encumbrances	Rate per acre As per basic Valuation Registered	Details of Registered Encumbrances With document No. for preceding 13y	New patta No. or Khata No. given
(10)	(11)	(12)	(13)	(14)

Record Of Rights Act Forms

NOTICE FOR PREPARATION OF RECORD OF RIGHTS FOR THE FIRST TIME AND UPDATING OF THE RECORD OF RIGHTS.

FORM II

Common notice under Rule 5(1)(a)(i) and(5)(1)(i)(ii)
(Strike out matter which is not relevant)

Where as Andhra Pradesh 1[Rights in land] and Pattadar Pass Books [Amendment]Act,1989 came in to force in the Area in which the village.....[Name of the village].....(Name of the Mandal).....[Name of the District]is situated[hereinafter to as the said village].

Now, therefore under Rules 5 of Andhra Pradesh1[Rights in Land] and Pattadar Pass book Rules,1989.

The undersigned here by.....

(a) declares his intention of preparing rights in the Lands in the said village for the time or declare his intention to update the 1[Rights in the lands] in the said village on the notification of commission or

(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 I- A showing.

- (i) the particulars of the lands in which an interest is claimed and
- (ii) The nature of such interest or on before.....(the date to be specified not be in 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 state to be specified not being earlier than twenty two days from Date of publications of the Notice and calls upon all person interested to appear before him at the said inquiry on the said date

Seal of
Recording Authority

Signature.....
Recording Authority.

Record Of Rights Act FORMS

FORM II- A

[See Rules 6(1)]

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 Survey No. Sub-division	Extent of Survey No./ Subdivision No.
(1)	(2)	(3)	(4)	(5)	(6)

Extent for Which claim Is made	Nature of Claim	Date of Enquiry	Results of Enquiry in brief	Remarks of The recording Authority
(7)	(8)	(9)	(10)	(11)

Record Of Rights Act FORMS

FORM III- B

See Rule 10(4)

Register showing the details of claim in Form III A received in response to the notice in Form III claiming omissions of errors in the Draft Record of Rights.

S1. No.	Name of The village	Name of the Petitioner with Father's Husband's name	Date of receipt of Claim in Form III A	Survey No Sub- division No. for Which claim Is filed	Details of Claim columns of form No.1 draft ROR which are Sough to be corrected
(1)	(2)	(3)	(4)	5(A)	5(B)

Existing Entry	New entry to be made	Reasons put forth by the claimant seeking corrections	Date of Entry	Decision of The recording authority	Remarks
5(C)	5(D)	5(E)	5(F)	5(G)	5(H)

Record of Rights Forms

FORM IV

[See Rules 14(1) and Section 3(2)]

Notification of completion of first preparation of updating of Rights

Under sub-section (2) of section (3) of the Andhra Pradesh 1[Rights in Land] and pattadar pass Books Act,1971,it is here by notified that the preparation of the Rights/ updating of the Rights referred to in sub-section (1) of the said section has been competed in respect of the lands in the village of (name of the village).....
(name of the mandal).....(name of the District).

Seal
Recording Authority.

2[FORM IV- A]
[See Rule 14 A (2)]

Notice for distribution of pattadar Pass Books

It is here by notify that the pattadar Pass Books have been prepared with reference to the entries in Form I- B as required on the Sub-rule (2) of Rule,14- A of Andhra Pradesh [Rights in land and pattadar Pass Books Rules, 1989 in respect ofvillage.....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/ Mortgages [Occupants in Inam Lands] eligible for a [title deed or pass Book] are here by required to attend the said Gram Sabha and receive the Pattadar Pass Books after payments of [the cost as prescribed by the Commissioner]

Tahsildar
.....Mandal

.....District

FORM V

[See rule 16(2) and Section 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 rectify the entry.

In the 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 here under .

Now, therefore, under Rule 16 of the A.P.[Rights in land] and Pattadar Pass Books Rules 1989 you are here by 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 under signed on(being not less than 21 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- Division No.
Of the land in the village to which
The entry relates

Brief Purport of
Rectification applied for

FORM VI(A)

[See Rule 18 and Section 4(1) of the Act]

Intimation by any person regarding acquisition of Rights

To
The recording Authority/Tahsildar,
.....Village.....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.....District by succession , Survivorship , 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.	S. No. and Sub-Division	Extent of land	Details of Acquisition

Date

:

Signature of Intimator.

FORM VI(B)
(See Rule 18)
(Prepare in triplicate)

From
.....
To
Tahsildar
Recording Authority.

Intimation by the registration officer registering a document relating to the transfer of land to the Tahsildarcopy marked to the recording Authority.....

(Form IV-A to be signed in triplicate by the person and two copies to be sent to the Tahsildar and recording Authority with this form).

Under Sub –section(2) of section 4 of the A.P.[Rights in Land] and Pattadar pass Books Act,1971; I,.....Registering Officerin Village Mandal.....district intimate the acquisition of the following property by registering of a document by the following persons

Details are as follows:

- 1)Name of person acquiring the property with father’s name and address
- 2) Description of property acquired with details
 - a) How acquire succession, survivorship, inheritance, partition, purchase, mortgage, gift , lease or otherwise
- 3)Details of property:

S. No and Sub- Division No.	Village	Mandal	District
Details			

4)Name and address of the person registering and conveying property(if any) (with details).

5)Register No. year and date of entry in Registration Department.

Seal:

Signature of Regn . Officer
Regn . Department

(A copy must be sent to recording Authority in the Mandal invariably). it is mandatory to send the intimation and obtain the acknowledgement to the Tahsildar within a week of the date of registration)

FORM VI (C)
(See Rule 18)

Acknowledgement by(Tahsildar) ofMandal

Under section 4 of the Andhra Pradesh[Rights in Land]and pattadar pass Book Act,1971 .
The undersigned here by acknowledge , the receipt of the intimation of the acquisition
of the rights from Sri.....(Name of person) son
of.....(address.).....
.....in respect of entry in the rights pertaining to survey number
.....

In the village of..... (Name of the village).....
Name of the mandal(Name of the district).

[Tahsildar]
District:
(Statement)

FORM VII

[See Rule 18(3)]

Register of Amendments

District:

Mandal:

Village:

Fasli:

Sl . No.	Survey No./ Sub-Division No. of 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 section 5	In the former case The name of the intimation has been received and the date of receipt
(1)	(2)	(3)	(4)

Brief purport of proposed amendment.

Sl . No .in Form 1	Entry in Form 1	Entry after amendment	Reasons for the change
A	B	C	D

Decision of the Recording Authority	Decision if any of the Appellate or revisional Authority	If the final decision involves an amendment To the rights the date on which it was carried out	Remarks
(6)	(7)	(8)	(9)

Record Of Rights Act FORMS

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 here under and it appears that amendment has to be made in the Rights in consequence thereof

And/ or

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

Now. Therefore, under sub-section (3) of Section 5 of Andhra Pradesh [Rights in Land] and Pattadar pass Books Act, 1971.

All persons interested or effected are here by required to show cause on or before.....(date to be specified not being earlier than 30 days from the service/ publication of the notice) as to why the amendment should not be carried out.

You.....

All persons are interested or affected are also required to appear before the undersigned on(date not earlier than 45 days from the service/ publication of the date of notice) at.....(place)

(time) in connection with the enquiry proposed to be held in respect of the above matter.

Recording

Authority.

Schedule

S. No. etc., of the entry relating
To which is sought to be amended

Brief/ purport of
proposed amendment

Record Of Rights Act FORMS

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. Rights in Land and Pattadar Pass Books Rules, 1989.

The undersigned here by :

- A) calls upon all the persons claiming interest in any land in the said village recorded as on occupant in the Adangal / Pahani Patrika or in the Rights by virtue of an alienation or transfer made or affected otherwise than by registered document , 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 Andhra Pradesh [Rights in Land] and Pattadar Pass Books Act, 1971 the Mandal Revenue Officer after due enquiry and hearing will consider the issue of a certificate declaring such alienation or transfer is legal on payment of registration fees an stamp duty as provided for in section 5- A(2) on the Andhra pradesh [Rights in Land] and pattadar pass Books Act.

Signature

Tahsildar

Record Of Rights Act Forms

FORM X
[See Rule 22(2)]

To
The Tahsildar,
..... Mandal,
..... District.

1. Name of the Applicant (ie is alienee or transferee):

2. Father's Name:

3. Age ,profession and place of residence and address:

4. Name of the alien or transferor, with Father's name:

5. Age , profession and place of residence and address:

Sri

I have acquired by alienation/transfer the following lands from.....
On by an unregistered document dated

Signed by

Shri.....S/o.....R/o.....

Mandal	Village	Survey No	Sub-division If any	Extent	Patta No . If any
(1)	(2)	(3)	(4)	(5)	(6)

Classification			Area acquired	Amount of Consideration	Remarks
Wet	Dry	I.D			
(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 of Agriculture Holdings) Act, 1973 and the Urban Land (ceiling on regulation) Act,1976, the A.P scheduled Areas Land Transfer Regulation ,1959 and the A.P assigned Land(Prohibition of 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 to issue a certificate under Section 5-A of the A.P .Rights in Land pattadar P ass Books Act,1971 and Rules 22(5) (ii) of A.P Rights in land and pattadar pass Books Rules,198,declaring that the alienation /transfer of the land is valid.

Your 's Faithfully,
Signature of the applicant.

I here declare that the facts stated above are true to the best of my knowledge and brief

Place :

Dated :

Signature of the applicant.

Record Of Rights Act Forms

FORM XI
[See Rule 22(3)]

Notice is hereby given that the application filled 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 S/o..... for validation of alienation /Transfer of land bearing Survey No..... measuringacres situated in..... Village.....on.....(day of the week)..... (date) as the time of hearing ,your to produce to necessary ,oral and documentary evidence bearing on the alienation or transfer ,If you fail to appear at the hearing the matter will be decided ex- party.

Tahsildar

Date

To

.....
.....

Record Of Rights Act Forms

FORM XII
[See Rule 22(3)]

Notice is hereby given that the application filled by Sri.....
S/o..... for validation of alienation / transfer of land bearing No.....
Measuringacres, situated in village of.....
Manda Before the undersigned will be enquire in to at.....
A.M / P.M (day of the week) (date at).....(place).....
Under section 5- A of the Act and Rule.....

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

Date :

Tahsildar

Record Of Rights Act Forms

FORM XIII(A)

[Under section 5- A and Rule 22(5)(i)]

Office of the Tahsildar,
..... Mandal

Where as..... NamedS/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..... found to be purchaser of the land by an unregistered document in respect of the lands specified in the schedule below for the land 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 fees and stamp duty amounts in accordance with the provision of the Indian registration Act,1908.

The sub register is therefore requested to fix up the value of property and fix up the amount equal to registration fees and stamp duty under the law with reference to the date of the under registered alienation and intimate to the undersigned with in a 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).

Schedule

To

Sub- Register

Tahsildar

CERTIFICATE
FORM XIII (B)

[Under section 5- A (4) Rule (22(5) (ii)]

Officer of the Revenue Officer,
Division
District

Whereas.....(Name)..... (father's name)
.....(address) applied for validation of sale/ alienation under section 5- A of
the Act. After compilation of a due enquiry has prescribed under the law. Sri.....
S/o Is found to be the purchaser of land by a unregistered land by
a unregistered document in survey No..... Extent..... from Sri
..... Described in details in the schedule and sketch attached and where
as under the provisions of sub- section (4) of section5- A of the A.P [Rights in Land] and
pattadar pass Books Act ,1971,the said alienee/transferee was require to deposit an
amount Towards registration fee and stamp duty in consultation
with the sub-register office and he has deposited an amount of
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 a
accordance with the 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
[Rights 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 person interested
Copy to the Recording Authority to make action of
Recording the occupant as owner under section 5- A (5)
Copy to the Sub- Register, concerned.

FORM XIII (C)

(To be filled up by Tahsildar or order in Form No. XIII- B Rule 22(5) (iii))

1. Sl. No. and year of reference of
Tahsildar office: (for each calendar
Year).
2. Number and date of order of Tahsildar
In which the transaction is validated:
3. Name of S.R.O to which the transaction relate:
4. Name S of the village/ S where the property is
Situating:
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 addresses
7. Name of the transferee/s with full address
8. Nature of the transaction.
9. Date of execution of document.
10. (i) Market value as per basic 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 in to the Treasury
(Challan No date and Name of Treasury)
Challan to be enclosed.

Place:

Date:

Signature of the Recording Authority.

(Tahsildar.) with date and seal.

Record Of Rights Act Forms

FORM XIV
(See Rule 26)
Government of Andhra Pradesh
Pattadar Pass Book

Khata /Pass Book No.

Part-1
Ownership Details

1. Name of the Pattadar with Father's/ Husband's
Name and address

2. Where ST or SC or BC whether small/
Marginal farmers:

3. Village in which lands are situated

4. Revenue Mandal:

5. Revenue Division:

6 District:

7. Original entries made as on :

Photo of pattadar
(it should be
attested by
Tahsildar
with seal)

Signature or Thumb
Impression of pattadar

[Village
Revenue Officer]

Signature of
Tahsildar
Office seal and date

Part 1 details of land:--

Sl No	Survey No. And sub-Division	Extent in A.C.A.G	Classification Wet/dry Irrigated Dry	How acquired 1.By inheritance or 2.By purchase or 3.other transaction	Details of Unregistered Encumbrances If any as per ROR
(1)	(2)	(3)	(4)	(5)	(6)
1					
2					
3					
4					
5					

Signature of Tahsildar with stamp	Rate per acre As per basic Valuation Register	Details of Regd. Encumbrances If any with DOC No Etc. for the preceding 13 years	Signature of Sub-Registrar With stamp	Remarks
(7)	(8)	(9)	(10)	(11)
1				
2				
3				
4				
5				

Note:

1. Details of lands owned must be necessarily entered Sub-division-wise or part of Sub-division wise if cultivated separately.
2. in the same Sub-division, wet/dry/irrigated dry to be separately recorded , if Sub-division is classified as such .
3. each entry in a Sl.No. must be attested by Tahsildar/Sub register at appropriate places.

4. Whether there are sale transaction, deletions/additions to the holdings to be made by the Sub Registrar with remarks in the remarks column.
5. Any changes in the encumbrances will also be appended in remarks column either by the Tahsildar or Sub-Registrar as the case may be

Record Of Rights Act Forms

FORM XV

[Sub- Section(2) of section 6- D and Rule 27]

[Declaration by landless person/ Tenant/ Mortgagee/
Occupant in Inam Land]

To

The Sub- Registrar,

.....

.....

Sr,

IS/o, D/o, W/o.....R/o.....

(Mandal) declare as required under Sub- Section(2) of Section of 6- D of A.P. [Rights in land] and Pattadar Pass Book Act, 1971 that I am a landless person/ Tenant/ Mortgagee/

(Occupant in Inam land) that have not been issued [Title deed and pattadar Pass Book] and that I intend to purpose the following Agricultural lands from Sri/ Smt.....

.....S/o, D/o, W/o.....R/o.....

(Mandal) by registered document duly signed

Mandal	Village	Survey Number	Sub- Division No. if Any	Classification		
				Wet	Dry	I.D
(1)	(2)	(3)	(4)	(5)	(6)	(7)

Area	Assessment	Amount of consideration Part/ full	Remarks
(8)	(9)	(10)	(11)

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

The amount of Rs.....due to the Government/ Credit Agency in respect of the land towards Land Revenue / Water cess / Taccavi loans / Mortgage loans (here mention the item against which the amount is outstanding) has been paid and clearance obtained.

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 Regulations) Act 1976 and the A.P. Assigned Lands (Prohibition of Transfer) Act 1977.

Name of the witnesses if any, should be mentioned here:

1.

2.

I request you to intimate the fact to the Mandal Revenue Officer so that he may issue in my name a pass Book part-I and send it to you to record the sale transaction after which the Mandal Revenue Officer will issue the Pass Book to me after collecting necessary fees.

Signature:

Name:

Address:

Record Of Rights Act Forms

FORM XVI

(See Rule 27 (2))

Name of Revenue Mandal:

Division:

District:

Register showing the particulars of Registered Documents or intimation received in
Tahsildar Office from sub-Registrar, (for the year.....)

Sl. No	Name of Registration Office	Registered Document No.intimation No. with date	Date of Receipt of Intimation In MRO Office	Name of Purchaser With address	Name of Transferee With Address
(1)	(2)	(3)	(4)	(5)	(6)

Value of Agricultural Lands under Transaction , in Conformity to the Basic valuation Register in Sub- Registrar Officer	Particulars of Agricultural landed property				
	Name of Village in Which Property Situated	Sy. No. Sub- Division No. Khata No. P .P Book No.	Classification of land		
			Dry wet	Area	Extent
				Single/ Double	
(7)	(8)	(9)	(10)	(11)	(12)

Assessment	Date of incorporation in ROR Record	Pattadar Pass Book if any Issued
(13)	(14)	(15)

Note : -- This is permanent Register to be maintained in Tahsildar's Office and to be Reconciled with Sub- Registrar's Office once in year.

Record Of Rights Act Forms

FORM XVII

[See Rule 26(5)]

Name of the District:

Name of the Division:

Name of the Mandal:

Name of the Village:

Sl . No	S. No./ Sub- Division No.	S Nos. in form IB Which this SNo ./ Sub- Division Appears.	Corresponding name of the person (with father's and husband's Name in Form IB
(1)	(2)	(3)	(4)

Category of the Person pattadar/ Tenant/ mortgagee [occupant Inam land]	Patta or khata No Assigned	Pass Book part & Serial No issued	Acknowledgement With date and Signature.
(5)	(6)	(7)	(8)

Record Of Rights Act Forms

FORM XVIII

(See Rule 32)

Sl .No	Name of the village	Sl .No/ Sub-Division No	Claim in the suit	Party filling The suit and His address
(1)	(2)	(3)	(4)	(5)

Corresponding Sl. No. in the Record of Rights	Name of the Person having The right as per ROR and his Address	Decision of the Court and date Of decision	Date of Implementation Of the decision Of the court in R.O.R	Dated Signature of The M.R.O
(6)	(7)	(8)	(9)	(10)

--	--	--	--	--
