



తెలంగాణ రాజపత్రము  
**THE TELANGANA GAZETTE**  
**PART IV-B EXTRAORDINARY**  
**PUBLISHED BY AUTHORITY**

No. 1 ] HYDERABAD, SATURDAY, JANUARY 4, 2025.

**TELANGANA ACTS, ORDINANCES AND  
REGULATIONS ETC.**

The following Act of the Telangana Legislature, received the assent of the Governor on the 3rd January, 2025 and the said assent is hereby first published on the 4th January, 2025 in the Telangana Gazette for general information:—

**ACT No. 1 OF 2025**

**AN ACT TO CONSOLIDATE AND AMEND THE LAW  
RELATING TO THE RECORD OF RIGHTS IN LAND  
IN THE STATE OF TELANGANA.**

Be it enacted by the Legislature of the State of Telangana in the Seventy-Fifth Year of the Republic of India, as follows:—

1. (1) This Act may be called the Telangana Bhu Bharati (Record of Rights in Land) Act, 2025.

Short title,  
extent and  
commence-  
ment.

(2) It extends to the whole of the State of Telangana.

(3) It shall come into force in such area or areas and on such date or dates as the Government may, by notification in official gazette, appoint in this behalf and Government may appoint different dates for different provisions.

**Definitions.**

2. In this Act, unless the context other wise requires,-

(1) "Agricultural Land" means land used or is capable of being used for the purpose of agriculture and allied activities, including raising of crops, garden produce, orchards, horticulture, plantation, sericulture, fisheries, dairy, poultry, vermiculture, pastures, hayricks, and such other uses as may be prescribed;

(2) "Bhudhaar" means the land parcel unique identification number assigned to any parcel of land, as contained in the Record of Rights, in such manner as may be prescribed which includes;-

(a) "Temporary Bhudhaar" - a Bhudhaar assigned to indicate that the Geo-referencing of the parcel of land or lands appurtenant to the property has not been completed.

(b) "Permanent Bhudhaar" - a Bhudhaar assigned to indicate that the Geo-referencing of the parcel of land or lands appurtenant to the property has been completed.

(3) "Bhudhaar Card" means a document prepared or generated and maintained in an electronic form in such format as may be prescribed describing a parcel or parcels of land as contained in the Record of Rights, and specifying the Bhudhaar Number or Numbers assigned to such parcel or parcels;

Central Act  
No. 47 of  
2023.

Central Act  
No. 21 of  
2000.

(4) "Certified copy" or "Certified Extract" means a copy or extract, as the case may be, certified in the manner prescribed by section 75 of the Bharatiya Sakshya Adhiniyam, 2023 and sections 4 and 5 of the Information Technology Act, 2000;

(5) "Commissioner" means the Chief Commissioner of Land Administration of the State of Telangana and includes the Commissioner/Director (Appeals) exercising the powers as authorised by the Chief Commissioner of Land Administration;

(6) "Credit agency" means any banking company as defined under the Banking Regulation Act, 1949, the State Bank of India and its subsidiaries, a corresponding new Bank or Credit society by whatever name called, Agricultural Development Bank and includes any other agency or individual the main object of which is to lend money;

Central Act  
No. 10 of  
1949.

(7) "District Collector" or "Collector" means the Collector of a district and includes "Additional Collector" exercising the powers as authorised by the Government or Chief Commissioner of Land Administration;

(8) "Government" means the Government of Telangana;

(9) "Gramakantam", "Abadi", "Village Site" or any other name in local parlance having same meaning, means the land set apart in a Village, for dwelling and incidental purposes;

(10) "Land" means all lands, irrespective of its usage including Agricultural land, Non-Agricultural land, Abadi or Gramakantam etc.;

(11) "Land Tribunal" means the Land Tribunal constituted under section 14 of the Act;

(12) "Mutation" means alteration in the entries in the record of rights on account of transfer of right of a person in a holding or a part thereof, by way of any of the following means / instruments:

(a) Sale;

(b) Gift;



- (c) Mortgage;
- (d) Exchange;
- (e) Partition of Holding;
- (f) Will;
- (g) Inheritance / succession intestate or testamentary;
- (h) Order / Decree of any competent Court of Law;
- (i) Award of Lok Adalat;
- (j) Order of Revenue Court under the applicable Revenue laws;
- (k) Assignment of Government / Ceiling Surplus/ Bhoodhan Land by competent authority;

Act No. 9  
of 1977.

(l) Patta granted to alienee under the Telangana Assigned Lands (Prohibition of Transfer) Act, 1977;

Act No. VIII  
of 1955.

(m) Grant of Occupancy Rights Certificate under the Telangana Abolition of Inams Act, 1955;

Act No. 21  
of 1950.

(n) Issuance of certificate of ownership to protected tenants under section 38-E of the Telangana Tenancy and Agricultural Lands Act, 1950;

Act No. 26  
of 1971.

(o) Certificate issued in Form XIII-B under the Telangana Rights in Land and Pattadar Pass Books Act, 1971 or the certificate issued under section 6 of this Act;

Act No. 21  
of 1950.

(p) Sale certificates issued by the competent authorities under the provisions of the Telangana Tenancy and Agricultural Lands Act, 1950, the Telangana Revenue Recovery Act, 1864, the Telangana Co-operative Societies Act, 1964, the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 or any other Central or State Acts;

Act No.2 of  
1864.

Act No.7  
of 1964.

Act No. 54  
of 2002.



(q) Land given under various land purchase schemes or compensation given in the form of land under the applicable land acquisition laws or the unutilised land returned under those laws;

(r) House site allotment by competent authority or ownership certificate granted under the Telangana Occupants of Homesteads (Conferment of Ownership) Act, 1976; **Act No.21 of 1976.**

(s) Through any other means / instrument which the Government may notify from time to time;

(13) "Non-Agricultural Land" means the land other than Agricultural Land;

(14) "Notification" means a notification published in the Telangana Gazette and the expression "notify" or "notified" shall be construed accordingly;

(15) "Occupant" means a person in actual possession of land and fulfilling conditions as may be prescribed by the Government;

(16) "Owner" means a person who has permanent and heritable rights of possession on the land which can be alienated and includes the holder of a patta issued to him as a landless poor person;

(17) "Pattadar" includes every person who holds agricultural land directly under the Government under a patta or whose name is registered in the Land Revenue accounts of the Government as pattadar;

(18) "Pattadar Pass Book-cum-Title Deed" means the Pattadar Pass Book-cum-Title Deed issued under the provisions of this Act in electronic or manual or in both forms;

(19) "Prescribed" means prescribed by rules made under this Act;

(20) "Record of Rights" or "RoR" means records prepared and maintained under the provisions or for the purpose of this Act manually or electronically or in both forms;

(21) "Recording Authority" means the Revenue Divisional Officer or Tahsildar vested with the powers of preparing, updating and maintaining Record of Rights;

(22) "Registrar" means (i) in case of the Agricultural land, the Tahsildar-cum-Joint Sub-Registrar of the Mandal where in the land is located; (ii) in case of Non-Agricultural Land and abadi, Sub-Registrar in whose jurisdiction land is located or (iii) any other officer as notified by the Government from time to time;

(23) "Revenue Division, Mandal and Village" means respectively any area, which is notified as a Revenue Division, Mandal or Village as the case may be;

(24) "Revenue Divisional Officer" means the Deputy Collector in charge of Revenue Division and includes a Sub-Collector or an Assistant Collector;

(25) "RoR Portal" means the digital platform created and maintained for the purposes of Record of Rights and shall be called as "Bhu Bharati";

(26) "Small or Marginal Farmer" means a farmer having less than 2 1/2 Acres of Wet land or 5 Acres of dry land. For the purpose of this section 1 Acre of wet land is equal to 2 Acres of dry land;

(27) "Tahsildar" means the Officer in-charge of Revenue Mandal and includes any officer of the Revenue Department authorized by the Government or the Chief Commissioner of Land Administration to perform the functions of the Tahsildar under this Act;

(28) Words and expressions used in this Act but not defined therein shall have the meaning assigned to them in



the Telangana Land Revenue Act, 1317 Fasli and the rules made there under.

**Act  
No. VIII of  
1317 F.**

3. (1) Nothing in this Act shall apply to the lands belonging to the State Government or Central Government.

**Act not to  
apply in  
certain  
cases.**

(2) Notwithstanding any Judgment, Decree, Order, Proceeding of Court or any other authority, save the authority prescribed under the Telangana (Abolition of Jagirs) Regulation, 1358 F. and rules thereof, all the Jagir lands including Paigah, Samsthans part of Jagir, Maktha, Village Agrahar, Umli and Mukasa, etc., within the meaning of Telangana (Abolition of Jagirs) Regulation, 1358 F. which stood vested in the State under the said Act, the title and ownership of such Jagir lands shall never be transferred or shall never be deemed to have been transferred to any person.

(3) The Jagir lands defined under the Telangana (Abolition of Jagirs) Regulation, 1358 F. shall be recorded and maintained as Government lands in the Revenue records.

(4) The Inam lands defined under the Telangana Abolition of Inams Act, 1955, shall be recorded and maintained as Government lands in the Revenue records.

**Act No.9  
of 1955.**

(5) The Provisions of sub-sections (1), (2) and (3) will have no application to such Government or Jagir lands which are settled, transferred, assigned, allotted, otherwise alienated by the State.

(6) The provisions of sub-sections (1) and (4) will have no application to inam lands to which occupancy rights certificate is granted by the competent authority as per the Telangana Abolition of Inams Act, 1955.

(7) Nothing in this Act shall apply to Non-Agricultural land in urban areas as may be notified by the Government.



Preparation  
and  
Maintenance  
of Record of  
Rights in all  
lands.

4. (1) The Government may get prepared and brought up-to-date, a Record of Rights in all lands in every Village in that area, from time to time, by the Recording Authority in such manner and thereafter maintained in such form, as may be prescribed, and such record of rights shall contain the following particulars, namely:

(a) The names of all persons who are owners, Pattadars, Occupants and Mortgagees of the lands;

(b) the nature and extent of the respective Rights or interests of such persons and the conditions or liabilities, if any, attaching thereto;

(c) such other particulars as may be prescribed.

The Government may undertake a special programme for this purpose:

Act No.VIII  
of 1923.

Act No.VIII  
of 1317 F.

Provided that whenever a Re-survey/survey is conducted in a Village under the Telangana Survey and Boundaries Act, 1923 or the Telangana Land Revenue Act, 1317 Fasli or any other applicable Law, a new Record of Rights in all lands in that village shall be prepared as per the Re-survey/survey records prepared under the said Laws.

(2) A separate Record of Rights shall be prepared, updated and maintained for Abadi and Non-Agricultural lands in such form and shall contain such details as may be prescribed from the date notified by the Government.

(3) The Record of Rights referred to in sub-sections (1) and (2) shall be stored electronically and made available in RoR portal. A physical copy may be taken at such intervals as prescribed by the Government.

Act No.9  
of 2020.

(4) The Record of Rights prepared and now being maintained under the provisions of the Telangana Record of Rights In Land and Pattadar Pass Books Act, 2020 in electronic form shall be deemed to have been prepared

and maintained under sub-section (1) until a new Record of Rights is prepared under the sub-section (1).

(5) Any person affected by an entry made in such Record of Rights may, within the prescribed period apply for rectification of the entry to such officer as may be prescribed. The said officer may, after such inquiry as may be prescribed, give his decision on such application and direct the rectification of the Record of Rights in accordance with such decision.

(6) Any person who is in lawful possession of land and claims rights over it but an entry was not made pertaining to that land in Record of Rights may, within the prescribed period apply for making a new entry or for rectification of the entry to such officer as may be prescribed. The said officer may, after such inquiry as may be prescribed, give his decision on such application and direct the rectification of the Record of Rights in accordance with such decision.

5. (1) Any person who intends to transfer or obtain an interest in agricultural land by way of sale, gift, mortgage, exchange and partition under a registered document shall apply, through the website prescribed for this purpose, to the Registrar for allotting available date and time to present the document as per the convenience of the person.

Registra-  
tion and  
Mutation  
in cases  
of sale, gift,  
mortgage,  
exchange  
and  
partition.

(2) The Registrar shall allot the date and time, intimate to the person and maintain such particulars in the register in prescribed format.

(3) The Person mentioned in sub-section (1) shall submit the transfer document in prescribed form or document prepared and signed by both parties as prescribed by Law, along with affidavits in the prescribed forms and Pattadar Pass Book-cum-Title Deeds, on the date and time allotted to them, before the Registrar. The person mentioned in sub-section (1), from the prescribed date, shall



also submit survey/sub-division map as prescribed along with the applications.

Act No.9  
of 1977.

Central Act  
16 of 1908.

Central  
Act No.2  
of 1899.

(4) In every case where the pattadar and property particulars in the document are in consonance with the entries in the Record of Rights and not prohibited for registration under the Telangana Scheduled Areas Land Transfer Regulation, 1959 and the Telangana Assigned Lands (Prohibition of Transfers) Act, 1977 or any other State or Central law, and on Payment of Stamp Duty and Registration fee prescribed as per the Registration Act, 1908 and the Indian Stamp Act, 1899 respectively and mutation charges prescribed, the Registrar shall register the document as per the Registration Act, 1908.

(5) Immediately after the document is registered, the Tahsildar shall carry out the consequent amendment to the relevant entries in the Record of Rights duly deleting the land covered by the document from the account of the transferor and adding the same to the account of the transferee in case of Sale, Gift, Exchange and Partition.

(6) In case of mortgage, the charge created may be recorded in the Record of Rights as prescribed.

(7) The Recording Authority shall issue a new Pattadar Pass Book-cum-Title Deed in case of a transferee who does not hold a Pattadar Pass Book-cum-Title Deed, or a duly updated existing Pattadar Pass Book-cum-Title Deed, as the case may be, to the transferee and transferor under the document, instantly after effecting the changes to the Record of Rights. The Recording Authority shall also furnish extract of changes made as appear in Record of Rights to transferee as well as to the transferor.

(8) The extract of the changes to the Record of Rights made under sub-section (4) shall be appended to and made part and parcel of the registered document.



(9) Any person who intends to transfer or obtain an interest in non-agricultural or abadi land by way of sale, gift, mortgage, exchange and partition shall get the document registered with the Sub-Registrar as per the Registration Act, 1908, and the mutation in record of rights for such lands shall be done as per the provisions contained in the Telangana Panchayat Raj Act, 2018, the Telangana Municipalities Act, 2019 and the Greater Hyderabad Municipal Corporation Act, 1955.

Central Act  
16 of 1908.  
Act No.5  
of 2018.  
Act No.11  
of 2019.  
Act No.11  
of 1956.

6. (1) Notwithstanding anything contained in this Act, or any other Law for the time being in force, where any small or marginal farmer acquired Rights over Agricultural land by virtue of an alienation or transfer made or effected otherwise than by a registered document before 02-06-2014, evidencing possession for more than twelve years and an application is submitted under the Telangana Rights in Land and Pattadar Pass Books Act, 1971 from 12-10-2020 to 10-11-2020, for issue of a certificate to the alienee or the transferee declaring that such alienation or transfer is valid, the Government may order, by notification, the processing of these applications for regularisation of unregistered transactions.

Regulari-  
sation of  
un-registe-  
red  
Transac-  
tions.

(2) On issue of such notification, the Revenue Divisional Officer shall within the prescribed period, after making such enquiry as may be prescribed as to the transfer or alienation and to ascertain that the alienation or transfer is not in contravention of the provisions of the Telangana Land Reforms (Ceiling on Agricultural Holdings) Act, 1973, the Urban Land (Ceiling and Regulation) Act, 1976, the Telangana Scheduled Areas Land Transfer Regulation, 1959 and the Telangana Assigned Lands (Prohibition of Transfers) Act, 1977 and upon payment of

Act No.1  
of 1973.  
  
Act No.9  
of 1977.

such stamp duty and registration fees, as may be prescribed, issue a certificate to the alienee or the transferee declaring that the alienation or transfer is valid from the date of issue of certificate and such certificate shall be evidence of such alienation or transfer as against the alienor or transferor or any person claiming interest under him.

Act No.1  
of 1973.  
  
Act No.9  
of 1977.

(3) Nothing contained in sub-section (1) and sub-section (2) shall be deemed to validate any alienation where such alienation is in contravention of the provisions of the Telangana Land Reforms (Ceiling on Agricultural Holdings) Act, 1973, the Urban Land (Ceiling and Regulation) Act, 1976, the Telangana Scheduled Areas Land Transfer Regulation, 1959 and the Telangana Assigned Lands (Prohibition of Transfers) Act, 1977.

Mutation  
in case of  
Will and  
Succession.

7. (1) Any person or persons who acquire rights over land through Will, Inheritance / Succession-intestate or testamentary and seeking mutaton shall make an application in the prescribed format to the Tahsildar through the website prescribed for this purpose, duly paying the prescribed fees. A joint statement shall be submitted by the legal heirs in case of intestate succession. It shall be compulsory, from the date as may be prescribed, to submit survey/sub-division map as prescribed along with the application.

(2) On receipt of the application, the Tahsildar shall within the time prescribed, determine as to whether, and if so in what manner, the Record of Rights may be amended in consequence thereof and shall carry out the amendment in the Record of Rights in accordance with such determination:

Provided that no order refusing to make an amendment in Record of Rights shall be passed unless the person making such application has been given an opportunity of making a representation in that behalf.



Provided further that the Record of Rights is deemed to have been amended if no order is passed within the prescribed period.

(3) The Tahsildar shall, before carrying out any amendment in the Record of Rights under sub-section (2), issue a notice in writing to all persons whose names are entered in the Record of Rights and who are interested in or affected by the amendment and to any other persons whom he has reason to believe to be interested therein or affected there by to show cause within the period specified therein as to why the amendment should not be carried out. A copy of the amendment and the notice aforesaid shall also be published in such manner as may be prescribed. The Tahsildar shall consider every objection made in that behalf and after making such enquiry as may be prescribed pass such order in relation thereto as he deems fit.

(4) Every order passed under this section shall be communicated to the persons concerned.

(5) The mutation in Record of Rights pertaining to non-agricultural or abadi lands, under this section, shall be done as per the provisions contained in the Telangana Panchayat Raj Act, 2018, the Telangana Municipalities Act, 2019 and the Greater Hyderabad Municipal Corporation Act, 1955.

Act No.5  
of 2018.

Act No.11  
of 2019.

Act No.II  
of 1956.

8. (1) Any person or persons who acquire rights over land through various modes stated in clauses (h) and (s) of sub-section (12) of section 2, and seeking mutation shall make an application in the prescribed format to the Revenue Divisional Officer through the website prescribed for this purpose. It shall be compulsory, from the prescribed date, to submit survey/sub-division map along with the application.

Mutation  
in other  
cases.

(2) On receipt of the application, the Revenue Divisional Officer shall, within the time prescribed determine, as to whether, and if so in what manner, the Record of Rights



may be amended in consequence thereof and shall carry out the amendment in the Record of Rights in accordance with such determination:

Provided that no order refusing to make an amendment in Record of Rights shall be passed unless the applicant has been given an opportunity of making a representation in that behalf.

(3) The Revenue Divisional Officer shall, before carrying out any amendment in the Record of Rights under sub-section (2) shall issue a notice in writing to all persons whose names are entered in the Record of Rights and who are interested in or affected by the amendment and to any other persons whom he has reason to believe to be interested therein or affected thereby to show cause within the period specified therein as to why the amendment should not be carried out. A copy of the amendment and the notice aforesaid shall also be published in such manner as may be prescribed. The Revenue Divisional Officer shall consider every objection made in that behalf and after making such enquiry, as may be prescribed, pass such order in relation thereto as he deems fit.

(4) Every order passed under this section shall be communicated to the persons concerned.

**Bhudhaar.**

9. (1) Every parcel of land to which the Act applies shall be assigned automatically a Bhudhaar, in such manner as may be prescribed:

Provided that the manner of the assigning permanent Bhudhaar shall take into consideration the geographical location of the parcel of the land, its shape determined by the coordinates of its corner points, ownership as per the Record of Rights.

Provided further that Bhudhaar Numbers both temporary and permanent from specially reserved series may be assigned to parcels of land belonging Government, Central or State, Local Bodies, or Community, or land classified as Endowment or Wakf.

(2) Bhudhaar Cards both temporary and permanent shall be generated in respect of all the parcels of the land to which Bhudhaar have been assigned and shall be made accessible online to the Pattadars or owners of such land, in such manner as may be prescribed from the date notified by the Government.

(3) A single Bhudhaar Card may be issued for all the parcels of land held by the same pattadar as may be prescribed from the date notified by the Government.

10. (1) All the persons whose names are entered in Record of Rights as owners shall be given Pattadar Pass Book-cum-Title Deed by the Tahsildar or any other authorised officer. Any person claiming Pattadar Pass Book-cum-Title Deed may apply for issue of a Pattadar Pass Book-cum-Title Deed to the Tahsildar or such authorised officer, on payment of such fee as may be prescribed.

**Pattadar  
Pass Book  
cum Title  
Deed.**

(2) On making such application or suo-moto, the Tahsildar or such authorised officer, shall by following the procedure as may be prescribed, shall issue a Pattadar Pass Book cum Title Deed in accordance with the Record of Rights with such particulars and in such form as may be prescribed and this shall include survey / sub-division map from the prescribed date.

(3) Pattadar Pass Book cum Title Deed issued under the Telangana Rights in Land and Pattadar Pass Books Act, 2020 shall be deemed to be issued under sub section (2).

**Act No. 9  
of 2020.**

(4) The entries in the Pattadar Pass Book cum Title Deed may be corrected on an application made to the Tahsildar or such authorised officer in the manner prescribed.

(5) The Pattadar Pass Book-cum-Title Deed issued under sub-section (2) and duly certified by the Tahsildar,



Central  
Act No.4  
of 1882.  
Central  
Act No.16  
of 1908.

or such authorised authority, shall be Pattadar Pass Book-cum-Title Deed in respect of a pattadar-owner and it shall have the same evidentiary value with regard to the title for the purpose of creation of equitable mortgage under the provisions of the Transfer of Property Act, 1882 as a document registered in accordance with the provisions of the Registration Act, 1908 has, under the Law.

(6) Any loan granted by any credit agency, every encumbrance of land for the grant of a loan and every repayment of such loan, may be recorded in electronically maintained Record of Rights by the concerned officer or authority under attestation by a competent officer of the credit agency, and also made an entry of the discharge after the repayment of the loan. The credit agency shall not insist the production of physical Pattadar Pass book-cum-Title Deed for granting of loan.

(7) Every loan referred to in sub-section (6) shall be deemed to have been secured by a charge on the land or interests of the borrower. If any loan referred to in sub-section (6) remains unrecovered, then the credit agency shall request the Collector to recover the loan. On receipt of such request from a credit agency by the Collector, every loan referred to in sub-section (6) shall be liable to be recovered as arrears of land revenue by the Revenue Department and the amount recovered shall be paid to the credit agency. The recovery under the Revenue Recovery Act shall be without prejudice to other modes of recovery available to a credit agency.

(8) The Registering authority appointed under the Registration Act, 1908, shall affect the registrations on the basis of entries made in the Record of Rights maintained electronically and shall not insist on production of physical Pattadar Pass Book-cum Title Deed.



11. Every entry in the Record of Rights shall be presumed to be true and correct until the contrary is proved or until it is otherwise amended in accordance with the provisions of this Act.

Presumption of correctness of entries in Record of Rights.

12. The extract of Record of Rights in the prescribed form shall be made available in an online web portal and certified copies thereof or certified extracts there from shall be given to all persons including the credit agencies applying for the same on payment of such fees as may be prescribed.

Copies of Record of Rights.

13. (1) The Record of Rights as prepared under section 4 and as may be updated as per section 5, 6, 7 and 8 may be incorporated electronically in the Village Accounts / Revenue Records, subject to such amendments, as may be necessary, on appeal or revision, as the case may be.

Entry in Village Accounts and Survey Records.

(2) Survey Numbers may be divided into as many sub-divisions as may be required and the survey maps may be updated as per the sections 4, 5, 6, 7 and 8 of the Act.

14. The Government may, by notification in the official gazette, constitute one or more Land Tribunals with such composition and at such places for such area or areas, as may be specified in the notification.

Land Tribunals.

Provided that until such Land Tribunal is constituted or established or when there is a vacancy in the Land Tribunal so constituted, the Commissioner shall be deemed to be Land Tribunal for the entire State or for such area, as the case may be.

15. (1) Against every order of the Tahsildar or Sub-Registrar either making an amendment in the Record of Rights or refusing to make such an amendment under sub-

Appeal.

section (5) or (9) of section 5, or sub-section (2) of section 7, an appeal shall lie to the Revenue Divisional Officer, within a period of sixty days from the date of communication of the said order.

(2) Against every order of the Revenue Divisional Officer either making an amendment in the Record of Rights or refusing to make such an amendment under sub-section (2) of section 6 or sub-section (2) of section 8, an appeal shall lie to the District Collector, within a period of sixty days from the date of communication of the said order.

(3) On every decision under sub-section (2) of section 9 to issue Bhudhaar Card and under sub-section (2) of section 10 to issue Pattadar Pass Book-cum-Title Deed, an appeal shall lie to the Revenue Divisional Officer, within a period of sixty days from the date of communication of the said decision.

(4) On the orders passed in appeal by the Revenue Divisional Officer under sub-sections (1) and (3) of section 15, a second appeal may be filed before the District Collector within a period of thirty days from the date of communication of the said orders and the decision of the District Collector thereon shall be final.

(5) On the orders passed in appeal by the District Collector under sub-section (2) of section 15, a second appeal may be filed before the Land Tribunal within a period of thirty days from the date of communication of the said orders and the decision of the Land Tribunal thereon shall be final and conclusive.

(6) On the orders passed by the prescribed officer under sub-section (5) or (6) of section 4, an appeal may be filed, within a period of thirty days from the date of communication of the said order, before,-

(a) the Revenue Divisional Officer, if the prescribed officer, who passed the orders, is Tahsildar; or



(b) the District Collector, if the prescribed officer, who passed the orders, is Revenue Divisional Officer; or

(c) the Land Tribunal, if the prescribed officer, who passed the orders, is District Collector, and the said appellate authority may, after due inquiry, pass orders on such appeal.

(7) On the orders passed by the prescribed officer under sub-section (6) of section 15, a second appeal may be filed, within a period of thirty days from the date of communication of the said order, before,-

(a) the District Collector, if the appellate authority is Revenue Divisional officer;

(b) the Land Tribunal, if the appellate authority is District Collector and the decision of the said authority thereon shall be final and conclusive.

(8) The Government, may take necessary measures to provide free legal services to the farmers who are not in a position to file appeal before the Tribunal or the Appellate Authority under section 14.

16. The Commissioner may, either suo-moto or on application made, in case of lands pertaining to Government, Endowments, Wakf or Bhoodan, or where there is any Government, Endowments, Wakf or Bhoodan interest involved or where the lands are assigned or lavuni lands or any other category land as notified by the Government, wherein the Record of Rights pertaining to such lands are changed fraudulently or by playing mischief or against the provisions of any State or Central law, call for and examine the record of any recording or appellate authority in respect of any Record of Rights prepared or maintained to satisfy as to the regularity, correctness, legality or propriety of any decision taken, order passed or proceedings made in respect thereof and if it appears to the Commissioner that

Revision.

any such decision, order or proceedings should be modified, annulled or reversed or remitted for reconsideration, the Commissioner may pass orders accordingly:

Provided that no such order adversely affecting any person shall be passed under this section unless the aggrieved person is given a prior notice and provided an opportunity of making a representation.

Powers of  
Recording,  
Appeal  
and  
Revision  
Authorities.  
Central  
Act 5 of  
1908.

17. (1) A recording authority or appellate or revisional authority, for the purpose of holding any enquiry under this Act, shall have the same powers as are vested in a Civil Court under the Code of Civil Procedure, 1908, when trying a suit in respect of the following matters, viz.,

(a) summoning and enforcing the attendance of any person and examining him on oath;

(b) requiring the discovery, inspection and production of documents; and

(c) any other matter which may be prescribed.

Central  
Act No.36  
of 1963.

(2) The provisions of section 5 and sections 12 to 24 of the Limitation Act, 1963, shall apply for the purposes of extension and computation of the periods prescribed in the Act.

Jurisdic-  
tion of  
Civil  
Courts.

Central  
Act No.43  
of 1963.

18. If any person is aggrieved as to any right of which he is in possession by an entry made in any Record of Rights, he may institute a suit against any person denying or interested to deny his title to such right for declaration of his right under Chapter-VI of the Specific Relief Act, 1963, and the entry in the Record of Rights shall be amended in accordance with any such declaration.

Protection  
of officers  
against  
prose-  
cution in  
good faith.

19. (1) No suit shall lie against the Government or any officer of Government in respect of a claim to have an entry made or in relation to an entry made in any Record of Rights or to have any such entry omitted or amended.



(2) No criminal action shall be taken or initiated against any officer of Government on their actions taken in bonafide belief and good faith under this Act.

20. (1) On complaint or otherwise as regards the issue of Pattadar Pass Book-cum-Title Deed fraudulently in respect of Government land, the Commissioner shall cancel the Pattadar Pass Book-cum-Title Deed and resume the land under law and to take disciplinary action against the Tahsildar and officers concerned besides initiating criminal prosecution, against those responsible, as per applicable laws.

Punish-  
ments for  
contraven-  
tion.

(2) Every Officer acting under or in pursuance of the provisions of this Act or under the rules made there under shall be deemed to be a 'public servant' within the meaning of clause (28) of section 2 of the Bharatiya Nyaya Sanhita, 2023.

Central  
Act 45 of  
2023.

(3) Whoever being a public servant tampers with Record of Rights or passes an order which is fraudulent, shall be liable for the penalty of removal or dismissal from service besides criminal prosecution as per applicable laws.

21. (1) The Government may, by notification, make rules for carrying out all or any of the purposes of this Act.

Power to  
make  
rules.

(2) In particular, and without prejudice to the generality of the foregoing power, such rules may provide for -

(a) regulating the manner of preparation, compilation, maintenance and amendment of the Record of Rights and prescribing the forms in which they are to be compiled or maintained, the places at which and the officer by whom such Record of Rights have to be maintained and the officer by whom the said records are to be verified and amended;

(b) the maintenance of other records, registers, accounts, map and plans to be maintained for the purposes of this Act and the manner and forms in which they shall be prepared and maintained;

(c) regulating the manner of preparation, issue, maintenance and renewal of Pattadar Pass Book-cum-Title Deed;

(d) the inspection of the records, registers and documents maintained under this Act and the fees for the grant of copies thereof or extracts therefrom;

(e) the procedure to be followed in making enquires and hearing appeals under this Act;

(f) the manner in which appeals shall be filed and the fees therefor;

(g) the manner of service of any notice, intimation or other communication to be issued under this Act;

(h) any other matter that is to be or may be prescribed under this Act;

(3) Every rule made under this Act shall, immediately after it is made, be laid before each House of the State Legislature if it is in session and if it is not in session, in the session immediately following for a total period of fourteen days which may be comprised in one session or in two successive sessions and if, before the expiration of the session in which it is so laid or the session immediately following both Houses agree in making any modification in the rule or in the annulment of the rule, the rule shall from the date on which the modification or annulment is notified, have effect only in such modified form or shall stand annulled, as the case may be, so however, that any such modification or annulment shall be without prejudice to the validity of anything previously done under that rule.

Power to  
remove  
difficul-  
ties.

22. If any difficulty arises in giving effect to any provision of this Act, the Government may, as occasion may require, may by an order published in the gazette, do anything or make such provisions not inconsistent with the provisions of this Act, as appear to them to be necessary or expedient for the purpose of removing the difficulty.



23. (1) The Telangana Rights in Land and Pattadar Pass Books Act, 2020 is hereby repealed:

**Repeal  
and  
saving.**

**Act No.9  
of 2020.**

**Act No.1  
of 1891.**

Provided that the provisions of section 8 of the Telangana General Clauses Act, 1891 shall be applicable in respect of the repeal of the said enactment, standing orders and other provisions of Law, and section 8 and 18 of the said Act shall be applicable as if the enactment, standing orders, provisions of law had been repealed and re-enacted by this Act.

(2) The word "Dharani" or "Dharani Portal" found in the Telangana Panchayat Raj Act, 2018 or the Telangana Municipalities Act, 2019 or the Greater Hyderabad Municipal Corporation Act, 1955 or any other Act shall be replaced with "RoR Portal".

(3) Any action taken or decision made under the Telangana Rights in Land and Pattadar Pass Books Act, 2020 until it was in force shall be valid and enforceable as if the said Act is in force.

**R. THIRUPATHI,**  
Secretary to Government,  
Legal Affairs, Legislative Affairs & Justice,  
Law Department.

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PRINTED AND PUBLISHED BY THE COMMISSIONER OF PRINTING AT  
LEGISLATIVE ASSEMBLY PRESS, HYDERABAD.