

**A STANDARD OPERATING PROCEDURE (SOP)  
ON  
LAND DISPUTES AND LAND GRABBER SHEETS**

**GOVERNMENT OF TELANGANA  
(Police Department)**

Office of the  
Commissioner of Police,  
Hyderabad City.

**No.L&O/legal-2/135/2022**

**Date: 07-03-2022.**

**CIRCULAR MEMO**

Sub:- Standard Operating Procedure (SOP) – Guidelines to be followed by Police Officers while dealing with complaints, disputes and such other matters relating to immovable properties – Regarding.

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It is observed that a large number of persons are approaching Police Stations in connection with disputes and matters related to the land (Agricultural land, Non-Agricultural land, buildings and sites). Lot of complaints are being received by the Commissioner's Office against Police Officers, regarding their alleged over involvement in land disputes. Media is also focusing negatively against the Police Officers on such issues. It is pertinent to mention that in the absence of Standard Title Registration Scheme in the country, the land grabbers are getting the advantage of giving the entire issue as a case of civil nature and dimension at the cost of posing themselves as genuine aggrieved persons. For conduct of a fair enquiry and to avoid such false allegations, a Standard Operating Procedure (SOP) is prepared which will guide Investigating Officers on proper lines. 21 situations (or types) in which police officers can receive complaints about land disputes which have been identified, analyzed and compiled after detailed seminars and taking feedback from all stake holders like Police, Civil, Criminal & Revenue Law experts, are shown in the list attached herewith. Accordingly, the guidelines to be followed in all the said 21 situations have been hereby documented as SOP for the benefit of all Investigating Officers in Hyderabad City Police.

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A. The Main Objectives of this SOP:

The following are the main objectives of the present SOP:

1. To provide a standardized frame work set of instructions to Police officers who are dealing with land disputes.
2. To discourage the Police officers who are dealing with such cases from showing any undue favour to any given party in contravention of law.
3. To reaffirm the legal commitment of the Police department while dealing with such cases.

B. GENERAL SOP FOR ALL LAND DISPUTES:

1. While dealing with property disputes, there is every scope for making false allegations against the Police such that they are not dealing with the problem in accordance with law, etc.
2. While dealing with the property disputes, the concerned police officer shall summon both/all the parties to the dispute to be present before him/her at the same time with all required evidence with or without the presence of their Advocates/advisors, if any.
3. Once both/all the parties are with necessary evidence the enquiry officer/Police Officer concerned, has to examine and decide which party is right. There upon, if the concerned Police officer, finds existence of any criminal content, he/she shall register a case and inform the matter to the concerned DCP/CP.
4. In case where any opposite party fails to appear in spite of receiving summons, the matter may be finalized based on the merits of the case for taking further action as per the provisions of Cr.P.C.
5. During the enquiry if it is revealed that a wrong person is in the physical possession of disputed property, the person who is entitled for rightful possession should be asked to approach the appropriate Forum for recovery of possession of the property in accordance with Law. Thus, in other words, the Police shall not involve in matters of possession of immovable property on their own accord.
6. The possession of any party should not be disturbed solely by Police action under any circumstances.

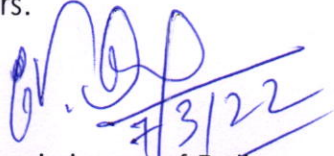
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7. While enforcing any court order(s) relating to possession of disputed property, if there is any scope for leading to or arising of any Law and Order problem and disturbance to public peace/harmony, the concerned police officer shall submit a report to the proper/concerned court seeking for appropriate directions to implement such court orders.
8. IOs are instructed to bring to the notice of concerned superior officers whenever land dispute cases are reported without any delay.
9. A separate file should be maintained at each and every Police station showing briefly the nature and scope of all major land disputes for the benefit of successor officers.
10. History sheets shall be opened against the habitual land related offenders under the sub head of 'Professional Land Grabber'.

(Sec.110 Cr.P.C. and S.O.No.600 TS Police Manual)

Therefore, all Jt. CsP / Zonal DCsP, concerned are requested to direct their SHOs / ACsP to strictly adhere to the above instructions and ensure that these instructions are complied with, scrupulously. Any deviation or non-compliance, in any manner will be viewed seriously and necessary disciplinary action will be initiated against erring officers.

Encl : (As Above)

  
Commissioner of Police,  
Hyderabad City.

To

All Station House Officers (Law & Order)  
All Divisional Asst. Commissioners of Police,  
All Dy. Commissioners of Police, Zones & Task Force.  
All Jt. Commissioners of Police, Traffic, DD & SB.  
All Addl. Commissioners of Police, (Law & Order), Crimes & SIT.  
Copy to Stock File.

**STANDARD OPERATING PROCEDURE (SOP)**  
**ON**  
**LAND DISPUTES AND LAND GRABBER SHEETS**  
**NAMES OF VARIOUS REVENUE RECORDS & THEIR MEANINGS**

**ROR:**

ROR 1B contains **complete information regarding the land property and history of holders of land**. This document is a crucial indicator of the legal status of a property. The Record of Rights (ROR-1B) register is maintained in the Revenue Department for every village separately.

**PAHANI:**

Pahani is a **revenue record that contains all the details of a land**. It contains valuable data of land such as details of owner, cultivator, survey number, khata number, total land under pahani, land revenue details, etc. It is also called as "Patta" in the neighboring states of Karnataka.

**DHARANI REGISTRATION:**

Dharani is an **integrated land record management system introduced by** the Revenue Department of Telangana. This online portal combines land registration and administration services, acting as a single source for land parcels and discharge land related functions in an effective and efficient manner.

**KHASRA:**

Khasras traditionally detail "all the fields and their areas, measurement, who owns and what cultivators he employs, what crops, what sort of soil, what trees are on the land." ...In Indian Land record system, "Khatauni" is an account book, "Khasra girdawari" is a survey book and "Sajra" is the village map.

A Persian term, Khasra number is a plot or survey number given to a particular piece of land in villages and is useful for checking land records. In urban areas, land parcels are allotted plot numbers or survey numbers, the equivalent of rural areas' khasra number.

**KHASRA NUMBER:**

For identification purposes, plot numbers are assigned to each piece of land in Urban India. Similarly, a numeral identity is also assigned to agricultural land in rural areas. This land identity number is Khasra number. Sometimes also written as Khesra, a Khasra number is always required when you try to access land records.

**HOW AUTHORITIES ASSIGN KHASRA NUMBER:**

Authorities take the village map and assign a Khasra number to each and every land parcel in that particular village. This makes a Khasra number a unique identity number allocated by authorities to land parcels, mostly in rural India.

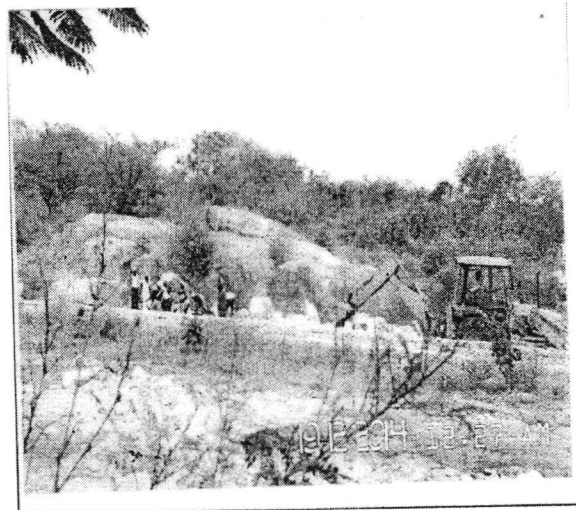
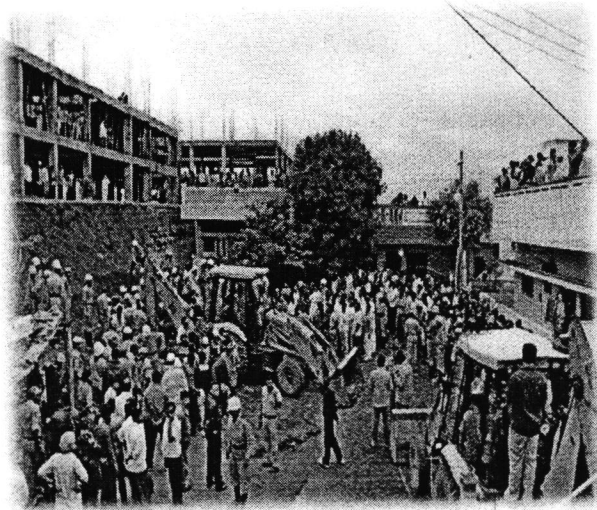
**MAA BHOOMI PORTAL:**

The Government of Telangana has introduced a new **Online Land Record** portal which is known as the **Maa Bhoomi Portal**. In this article, we have shared specifications of the website which is launched by Telangana Government authorities. In this article, we will share a step-by-step procedure to apply for the pahani land documents and also will share the procedure to view the Telangana land map. We have also shared a procedure to apply for the ROR-1B & Adangal Online Land Record.

**STANDARD OPERATING PROCEDURE (SOP)**  
**ON**  
**LAND DISPUTES AND LAND GRABBER SHEETS**

**PENAL PROVISIONS FOR REGISTERING CASES:**

- Section 447,427,506, 120(b) IPC.
- Sec 147,148 IPC.
- Sec 420, 468 , 471, 419, 201 IPC.
- Sec 4 and 5 of AP Land Grabbing Act.
- 145,107 CrPCetc .,



**DISPUTE TYPE —1: MULTIPLE SALE DEEDS**

**Person executing number of sale deeds in respect of the same property and number of persons seeking protection for the same property.**

<b>DO's</b>	<b>DON'Ts</b>
<ol style="list-style-type: none"> <li>1. LEGAL SUPPORT should be given to the first, rightful purchaser "Legal Support " means: <ul style="list-style-type: none"> <li>• Registering cases under appropriate provisions of Law against who sold the land subsequently by suppressing earlier transaction/facts.</li> <li>• Issuing notices under Sec. 91 Cr.P.C to the concerned Govt. Departments like revenue, registration, municipality etc., for collecting information pertaining to the facts required for the investigation.</li> <li>• Analyzing the same to find out the rightful owner.</li> <li>• Investigating the case in all angles</li> <li>• Arresting the accused</li> <li>• Filing Charge Sheet</li> </ul> </li> <li>2. If the subsequent purchaser is in possession, first party should be advised to approach the concerned court for eviction of subsequent purchaser</li> <li>3. In case of disturbance of possession, cases should be registered under appropriate provisions of law</li> <li>4. Any illegal occupants should be evicted through legal process by approaching concerned court</li> <li>5. Initiating 145 Cr.P.C. proceedings through revenue authorities, if the different parties are involved and there is likelihood of breach of peace</li> <li>6. Initiating 107 Cr.P.C. proceedings if different parties are involved in breach of peace and tranquility</li> <li>7. If civil litigations are pending in the courts protection should be given on the specific directions of the concerned court</li> <li>8. Whoever is in factual / physical possession, IO should see that possession should not be disturbed</li> <li>9. Verify EC online also in Dharani Portal.</li> </ol>	<ol style="list-style-type: none"> <li>1. No protection should be given to the new claimant's unless the court gives specific directions to Police to implement the orders. Police should no evict the subsequent purchaser, if he is in possession.</li> </ol>

**'DISPUTE TYPE — 2: BOUNDARIES**

**Dispute regarding boundaries of agricultural lands, sites, buildings, flats and non-agricultural lands**

<b>DO's</b>	<b>DON'Ts</b>
<ol style="list-style-type: none"> <li>1. Party should be advised to go for SURVEY at Mandal level, by Inspector of Survey in the RDO office, if not satisfied they should be advised to go for AD (Assistant Director's) (S&amp;LRS) Survey. For big holdings/ disputes, parties may be advised to seek state level survey. i.e. Regional Director Commissioner of Survey or Land Survey Settlements, Narayanaguda.</li> <li>2. If parties don't agree for the survey they may be advised to approach the court for redressal</li> <li>3. Court commission report and civil court orders will be final proof for deciding the boundaries</li> <li>4. Protection to be given at the time of survey to the concerned authorities on their written request</li> <li>5. If the revenue/ survey officials are not responding to the request of IO for survey, necessary steps to address the requisition through superior officers should be endeavored</li> <li>6. Commissioner of Land Survey and Settlements has issued directions to the survey / revenue officials to conduct survey in respect of land covered by single survey number and also regarding its parts (podi).</li> <li>7. Survey and Land records - The primary responsibility and authority for survey of the land and fixing of the boundaries is with surveyor, who works under control of Tahasildar. Their Survey report and boundary report has to be relied up. Preferably, the survey should be conducted in presence of both parties.</li> </ol>	<ol style="list-style-type: none"> <li>1. No protection should be given to the new claimant's</li> <li>2. No private survey should be entertained as it has no legal sanctity.</li> <li>3. No protection should be given for private survey</li> <li>4. Police should not take any premature action, on the pretext that revenue / survey officials are not responding.</li> </ol>

**DISPUTE TYPE — 3: GPA (General Power of Attorney)**

**A person produces General Power of Attorney regarding agricultural, non-agricultural land, building, flat or a site and seeks police protection**

<b>DO's</b>	<b>DON'Ts</b>
<ol style="list-style-type: none"> <li>1. Genuinity of GPA in respect of the petitioner to be thoroughly verified (un registered GPA, registered GPA, irrevocable GPA, agreement of sale cum GPA, agreement of sale cum GPA with possession) (Explanation of each given later).</li> <li>2. Whether the GPA is given by the legally authorized persons or not</li> <li>3. Status of GPA i.e. whether the GPA holder is alive or not, (if the principal of the GPA dies, the said GPA is deemed to be cancelled).</li> <li>4. At the time of transfer of property, the GPA is in existence or not.</li> <li>5. In case of cancellation of GPA, whether the GPA is cancelled according to law or not (recently registration authorities made it compulsory that both parties to be present at the time of cancellation of GPA)</li> <li>6. Notice and paper publication regarding cancellation of GPA given by the principal should be collected.</li> <li>7. Possession to be verified, the terms and conditions of GPA should be verified.</li> <li>8. Possession to be verified, the terms and conditions of GPA should be verified.</li> <li>9. The Parties may approach civil court for obtaining specific eviction order with police protection against illegal occupants.</li> <li>10. Initiating 145 Cr.P.C. proceedings through revenue authorities, if the different parties are involved and creating breach of peace.</li> <li>11. Initiating 107 Cr.P.C. proceedings if different parties are involved in breach of peace and tranquility Whoever is in factual / physical possession, IO should see that the possession should not be disturbed.</li> <li>12. The GPA details are available in EC's of Dharani Portal.</li> </ol>	<ol style="list-style-type: none"> <li>1. No protection should be given unless the court orders to give police aid to implement the orders, to the new claimant.</li> <li>2. Police should not dispossess any persons / party who are in actual and physical possession.</li> </ol>



**Explanation: "General Power of Attorney (GPA)" means**

- 1) Power given to an agent to do the acts mentioned in the GPA on behalf of the principal.
- 2) The acts done by the agent prior to the cancellation of GPA are legal.
- 3) The GPA comes to an end on the death of the principal or agent.
- 4) The GPA is not inheritable.

**SPA— Special Power of Attorney**

- 1) Power given to an agent to do particular acts mentioned in the SPA on behalf of the principal.

**Irrevocable GPA**

- 1) There is no legal concept of irrevocable GPA. All GPAs can be revoked by the principal during his life time.
- 2) The acts done by the agent prior to the cancellation of GPA are legal.

**Registered GPA**

- 1) Section 17 of Registration Act does not envisage the compulsory registration of GPA hence an Unregistered or Registered GPA stand on same footing.
- 2) All GPAs are chargeable with stamp duty.
- 3) GPAs executed abroad should be impounded (regularised by paying deficit stamp duty and penalty).

**Multiple Principals and agents**

- 1) The death of one principal will not affect the GPA if the principals share of the property is properly and distinctly described & available and in all other cases the GPA comes to an end.

**Agreement of Sale Cum GPA**

- 1) Parties execute AGPA in order to save stamp duty and as a means of investment.

**AGPA with Possession**

- 1) Delivering the possession of property to the agent to do the acts specified in the AGPA.
- 2) The agent's name will be reflected in the possession column no 13 of the Pahani.
- 3) This AGPA becomes irrevocable in the event of the agent doing some acts expending some amount on the development of land covered by AGPA.

**DISPUTE TYPE — 4: GPA VERSUS REGISTRATION**

**In case a person having GPA and registration on one side and another having revenue records**

<b>DO's</b>	<b>DON'Ts</b>
<ol style="list-style-type: none"> <li>1. Genuinity of GPA in respect of the person claiming to be thoroughly verified</li> <li>2. Revenue record has to be verified               <ol style="list-style-type: none"> <li>(a) How the right is acquired (inheritance, by purchasing, by gift, allotment by government, evacuee property, lease property (private, endowment, Govt, wakf, etc.), protected tenancy (38 A, D &amp; E)</li> <li>(b) KASRA PAHANI /PAHANI / ADANGAL, ROR proceedings, pattedar pass books, survey record, podi (division of survey numbers), teepan according to gramanaksha, (Explanation of above given in slide 20).</li> </ol> </li> <li>3. The parties should be advised to get the land surveyed by mandal / AD Survey, if required.</li> <li>4. Records at registration office should be verified and genuinity of registration shall be verified.</li> <li>5. Whoever is in factual / Physical possession, IO should ensure that the possession is not disturbed</li> <li>6. The registered GPA number details are available in ECs of Dhrani Portal</li> </ol>	<ol style="list-style-type: none"> <li>1. No protection should be given to the new claimant unless court directs.</li> <li>2. Police should not take any action, unless genuinity of the record is verified with concerned authority</li> </ol>

**Explanations:**

- The "Pahani" for the year 1954 — 55 is called "KasraPahani" which means in the absence of any document of title, the KasraPahani will be treated as basic document which can form a link document / flow of title.
- Adverse possession means a continuous possession of 12 years and above in respect of private property and 30 years and above in respect of Govt. Property.
  - To the knowledge of the owner
  - should be open and continuous
  - It can be conferred by civil court.
- ROR means Record of Rights. The Pattedar rights will be created in this record.

**DISPUTE TYPE — 5: REGISTERED AGPA**

**A person produces Registered AGPA with possession and approaches P.S with regard to possession.**

<b>DO's</b>	<b>DON'Ts</b>
<ol style="list-style-type: none"> <li>1. The party should be advised to approach the concerned civil Court for specific directions to police for assistance.</li> </ol>	<ol style="list-style-type: none"> <li>1. No protection should be given to the new claimant's as the loss of the possession is within the purview of civil courts.</li> </ol>

**DISPUTE TYPE — 6: AGREEMENT OF SALE**

**A person produces agreement of sale in respect of agricultural land, non- agricultural land, site or building, flat and requests for protection.**

<b>DO's</b>	<b>DON'Ts</b>
<ol style="list-style-type: none"> <li>1. The agreement of sale holder should be advised to file a specific performance suit in the court to get the property registered.</li> <li>2. Possession should be verified.</li> <li>3. If the owner executes second agreement of sale in favor of third party without cancelling/by concealing the earlier agreement of sale.</li> <li>4. To the new claimant's, it amounts to cheating and after taking legal advice, criminal action maybe initiated.</li> <li>5. Transactions summary is available after registration online in Dharani Portal.</li> </ol>	<ol style="list-style-type: none"> <li>1. No protection should be to the new claimant given, since the situation is purely civil in nature</li> <li>2. The police should not take action against new claimant or harass him, unless his collusion with principal owner is established</li> </ol>

**DISPUTE TYPE — 7: FALSE / FAKE AGREEMENTS OF SALE**

A person enters into agreement of sale for the sale of the property knowingly that it does not belong to him and receives advance money

<b>DO's</b>	<b>DON'Ts</b>
<ol style="list-style-type: none"> <li>1. Collect receipts, agreements</li> <li>2. Verify title</li> <li>3. Case should be registered under appropriate provisions of law including cheating</li> <li>4. To the new claimant's it amounts to cheating and after taking legal, criminal action maybe initiated</li> <li>5. To know the details of owner/ pattedar of the land of the particular survey number – check the dharani portal.</li> </ol>	<ol style="list-style-type: none"> <li>1. No protection should be given to the new claimant.</li> </ol>

**DISPUTE TYPE — 8: ADVANCE PAYMENTS**

Cases where the person produces proof of having given advance money towards purchase of agricultural land, non-agricultural land, building, or site / flat

<b>DO's</b>	<b>DON'Ts</b>
<ol style="list-style-type: none"> <li>1. Police should not interfere.</li> <li>2. The party should be advised to approach the concerned civil court and to file specific performance suit to get the property registered.</li> <li>3. To the new claimant it amounts to cheating and after legal advice, criminal action can be initiated.</li> </ol>	<ol style="list-style-type: none"> <li>1. No protection should be given to the new claimant.</li> </ol>

**DISPUTE TYPE — 9: INJUNCTION ORDERS**

A person seeks protection on the ground of a specific injunction order from the court in respect of agricultural land, non-agricultural land, building, flat or site

<b>DO's</b>	<b>DON'Ts</b>
<ol style="list-style-type: none"> <li>1. When there is no specific direction from court to police, the police should not interfere.</li> <li>2. Check Dharani portal for injunction orders - The details are incorporated in land status of the particular survey numbers</li> </ol>	<ol style="list-style-type: none"> <li>1. No protection should be given to the new claimant</li> <li>2. Police should not act suo-motu citing injunction orders as pressurised by the party.</li> </ol>

**DISPUTE TYPE — 10: COURT ORDERS**

**A person produces specific Court /Tribunal orders for protection of agricultural land, non-agricultural land, building, flat or site**

DO's	DON'Ts
<ol style="list-style-type: none"> <li>1. Police should act according to the specific directions from the court.</li> <li>2. Police should check the genuineness of the order by addressing letters to the concerned authorities and give protection after addressing the revenue authorities concerned for clarification of the boundaries of the subjected land, if required.</li> <li>3. If land is in possession of opposite party, police should file a report in to the court about the same</li> <li>4. If the revenue authorities request for police protection in writing to erict a party, it shall be extended.</li> <li>5. Prohibited land details are available in land status as well as prohibited properties list of Dharani portal</li> </ol>	<ol style="list-style-type: none"> <li>1. Police should not act suo-motu citing court orders</li> </ol>

**DISPUTE TYPE — 11: RECORD OF RIGHTS**

**When Record of Rights (ROR) in respect of agricultural land are produced by both the disputing parties**

DO's	DON'Ts
<ol style="list-style-type: none"> <li>1. The parties should be advised to approach revenue authorities for clarification</li> <li>2. If not satisfied, they may be advised to approach the concerned court</li> <li>3. Status-Quo on land should be maintained.</li> </ol>	<ol style="list-style-type: none"> <li>1. No protection should be given to both the claimants</li> </ol>

- 1) If the ROR order is passed by MRO, the aggrieved party may approach by way of appeal to the RDO.
- 2) The aggrieved party, if any with the order of the RDO they may file revision before the Joint Collector.
- 3) The appeal against the orders of the Jt. Collector lies with High Court

**DISPUTE TYPE — 12: NON RENEWAL OF LEASED LAND / FLAT etc.**

When a person complaints at the police Station that a person having leased non-agricultural land, building, flat or site has not renewed lease deed and is not vacating the premises.

DO's	DON'Ts
<ol style="list-style-type: none"> <li>1. The Complainant to be advised to approach the concerned court</li> <li>2. Police can seek legal advice from concerned PP/APP if case is blatantly cheating / Cr.br of trust</li> <li>3. Lease deed/details are available in EC of Dharani portal</li> </ol>	<ol style="list-style-type: none"> <li>1. Police not to act suo-motu though it may appear to be cheating etc</li> </ol>

**DISPUTE TYPE – 13 : OCCUPATION OF GOVT / NON GOVT LAND**

Illegal occupation of Govt. / Non Govt. building, flat or site agricultural land, non-agricultural land, launi patta, assigned land, poramboku, grama kantam etc

DO's	DON'Ts
<ol style="list-style-type: none"> <li>1. On receipt of a complaint from the person/authority having title to the agricultural land according to the Revenue Records or the ownership and possession according to the certified survey report, pahani extract of the local revenue authority, a case should be registered under appropriate provisions of law and should be investigated</li> <li>2. Any ambiguity with regard to Govt. / Private land should be clarified with the Revenue authorities.</li> <li>3. After completion of investigation, if the fact of illegal occupation is made out such person should be arrested and file the charge sheet against him.</li> <li>4. After completion of investigation, if the fact of illegal occupation is made out such person should be arrested and file the charge sheet against him.</li> <li>5. The complainant should be advised to approach the court of law to evict the accused from the property in dispute.</li> <li>6. Police should ensure no activity takes place on the land and absolute status quo is maintained.</li> <li>7. Prohibited land details are incorporated in nature of land details of Dharni portal.</li> </ol>	<ol style="list-style-type: none"> <li>1. Do not act without written request of the Govt. authority.</li> </ol>

**DISPUTE TYPE – 14: LANDS ACQUIRING BY GOVT. AGENCIES**

A person seeks protection on the basis of the Record of Rights or pahani in respect of the land which has been acquired by the Govt. or a Govt agency like APIIC, APHB etc.,

DO's	DON'Ts
<ol style="list-style-type: none"> <li>1. No protection should be given to such party in respect of the land acquired by the Govt. or the Govt. Agency</li> <li>2. The applicant should be advised to approach the court to prove his contentions and get appropriate orders.</li> <li>3. The details of acquisition is available in land details of Dharni portal</li> </ol>	---

**DISPUTE TYPE – 15 : INAM LANDS**

Dispute with regard to the Inam lands (As per APTA Inam Abolition Act 1955)

DO's	DON'Ts
<ol style="list-style-type: none"> <li>1. The Genuinity of ORC (occupancy right certificate) to be verified with the RDO Cum Inam Tribunal</li> <li>2. Whether concerned entries are made in the local revenue office</li> <li>3. Whether pattedar passbooks issued to the concerned or not</li> <li>4. Protection may be given to the ORC holder</li> <li>5. If person is in possession of the land without any ORC certificate, he may be advised to approach RDO/Inam Tribunal</li> <li>6. The details are available in land status of the particular survey numbers of Dharani portal</li> </ol>	<ol style="list-style-type: none"> <li>1. The Police should not initiate any action unless genuinity of ORC is verified with RDO / Inam Tribunal in writing.</li> </ol>

**DISPUTE TYPE – 16: TENANCY LANDS**

**Dispute with regard to the Tenancy lands, (U/S 38 A, D and E of the AP (T.A) Tenancy & Agricultural lands Act, 1950**

DO's	DON'Ts
<ol style="list-style-type: none"> <li>1. The Genuinity of the tenancy certificate (38 A, D &amp; E ) to be verified with the RDO cum Tenancy Tribunal.</li> <li>2. Cases to be verified at the level of RDO and Jt. Collector with regard to the tenancy certificates.</li> <li>3. Restoration of possession to the tenant vests with the Tahsildar.</li> <li>4. Sanction of Succession to the tenant vest with the Tahsildar if the Legal Representatives (LRs) are in possession</li> <li>5. Where the LR's of tenant are not in possession they may have to obtain succession certificate from civil court</li> <li>6. In the absence of any civil litigation protection may be given to the protected tenant certificate holder</li> </ol>	---

**DISPUTE TYPE – 17: SALE DEED WITHOUT MUTATION.**

**When a person approaches with a sale deed which is duly execute, no mutation has taken place in respect of agricultural land and no entries are made in the pahani in respect of agricultural land, non- agricultural land, building, flat or sale.**

DO's	DON'Ts
<ol style="list-style-type: none"> <li>1. He should be advised to get the property mutated (entry of rights of purchaser in the revenue records) in his name by approaching revenue authorities</li> <li>2. In case of non-agricultural land/ building/flat/structures, the party should be advised to get the entries updated in the registers of local bodies, Such as Gram Panchayat &amp; Municipality etc.,</li> <li>3. Protection to be given to the purchaser in the absence of any court cases.</li> <li>4. Whether the document is executed in revenue records, details will be available in land details of Dharani portal.</li> </ol>	----



**DISPUTE TYPE – 18: COURT STATUS QUO ORDERS****When court issues Status-Quo order in respect of agricultural land, buiding, flat or site**

<b>DO's</b>	<b>DON'Ts</b>
<ol style="list-style-type: none"> <li>1. For open plots both parties should be advised not to change the physical features of the property (if any ambiguity is there, the opinion of GP for revenue may be obtained).</li> <li>2. Status Quo should be maintained.</li> <li>3. Steps to be taken to initiate Sec. 145 Cr.P.C proceedings if law and order situation arises.</li> <li>4. If status Quo is violated, Police should take criminal action against the violator.</li> <li>5. Prohibited property list are incorporated in land status of particular survey numbers of Dharani portal.</li> </ol>	<ol style="list-style-type: none"> <li>1. No protection should be given to the new claimant.</li> </ol>

**DISPUTE TYPE – 19: FAKE / IMPERSONATED DOCUMENTS****Create fake / Impersonated documents and going for possession**

<b>DO's</b>	<b>DON'Ts</b>
<ol style="list-style-type: none"> <li>1. Register case under appropriate provision of law.</li> <li>2. The IO should collect required documents.</li> <li>3. Genuinity of the documents should be verified with the concerned authorities.</li> <li>4. The IO should make efforts to identify owner and cheater / imposter.</li> <li>5. Obtain expert opinion.</li> <li>6. Arrests / charge sheeting to be done.</li> <li>7. The registered document number is available in ECs of Dharani portal</li> </ol>	<ol style="list-style-type: none"> <li>1) Do not arrest without examining claims of both parties and getting expert / legal opinion.</li> </ol>

**DISPUTE TYPE -20: SALE DEEDS**

**Dispute when one person produces sale deed executed by a court based on ex parte decree and another by a private party**

<b>DO's</b>	<b>DON'Ts</b>
<ol style="list-style-type: none"> <li>1. Should verify the genuinity of documents related to both parties at the same time.</li> <li>2. Verify with the original owner</li> <li>3. On verification of documents the parties may be advised to approach civil court for redressal, since police has no role to decide the owner ship / title.</li> <li>4. Factual / physical possession of the party should not be disturbed in the meanwhile.</li> <li>5. The details of Hon'ble Court orders is available in the land status of Survey number of Dharani portal</li> </ol>	<ol style="list-style-type: none"> <li>1. Don't allow disturbance of possession</li> </ol>

**DISPUTE TYPE —21: MORTGAGE OF DOCUMENTS**

1. When a person creates / fabricates a document and mortgages the same and obtains loan from the bank.
2. When a person mortgages the property with a bank by suppressing the earlier mortgage by obtaining a certified / fake document.
3. When the property is not in existence is mortgaged with the bank and obtains loan.

<b>DO's</b>	<b>DON'Ts</b>
<ol style="list-style-type: none"> <li>1. Register cases against the persons who obtain loan in the above circumstances.</li> <li>2. Investigate the role of the errant officials who cooperated in creating fake documents and getting loans.</li> <li>3. Collect the documents and obtain expert opinion.</li> <li>4. The details of mortgaged lands available in EC of Dharani portal</li> </ol>	---

**Favorable Citations****2012 (1) ALD (Criminal) 312 (AP)**

- Findings of fact recorded by a civil court would not have any bearing so far as criminal case is concerned and vice versa where standard of proof is different.

**2013 (1) ALD (Criminal) 353 (AP)**

- Breach of injunction orders passed by civil courts — remedy of defacto complainant is only in civil court — resorting to filing of criminal cases parallel to civil proceedings prohibited in law (the meaning of above judgment is that if a party having injunction orders in his favour comes and complains that the opposite party has violated the party must be advised to approach civil court).

**2008 (4) SCC 594**

- Possession follows title in respect of open lands.

**2012 (1) ALD (Criminal) 347 (AP)**

- Status-Quo order issued by civil court is not a bar for initiating Sec. 145 Cr.P.C proceedings.