



सत्यमेव जयते

राष्ट्रीय अनुसूचित जनजाति आयोग National Commission for Scheduled Tribes

(भारत के संविधान के अनुच्छेद 338क के अंतर्गत एक संवैधानिक निकाय)
(A constitutional body under Article 338A of the Constitution of India)

File No. NCST/DEV-5690/TS/669/2025-RO-BHUV/RU-III

Dated: 17.09.2025

To,

1. **The Collector & District Magistrate,**
District- Kumuram Bheem Asifabad,
Collectorate,
(Telangana)-504293
Email: collector-kb@telangana.gov.in
Tel. No: 08733279401

2. **The Superintendent of Police,**
District- Kumuram Bheem Asifabad,
District Police Headquarters,
Kumuram Bheem Asifabad,
(Telangana)-504293
Email: sp-asifabad@tspolice.gov.in

3. **The District Panchayat Officer,**
District-Kumuram Bheem Asifabad,
Government of Telangana,
(Telangana)
Email: dpo.kbmasf@gmail.com
Tel.No: 9440194068

Sub: Representation received from Shri Ritesh Rathod, S/o Late Ramesh Rathod, House No.2-88, Sewadal Nagar, Utnoor, Adilabad District regarding illegal construction of Rayal Hardware in Survey No.27 by encroaching the tribal land.

महोदय/महोदया,

I am directed to enclose herewith a copy of the minutes of the sittings held on 29.08.2025 at 01:00 PM under the Chairmanship of Shri Jatothu Hussain, Hon'ble Member, National Commission for Scheduled Tribes at Dilkusha Guest House, Hyderabad on the above mentioned subject.

2. It is requested that the action taken/to be taken in the matter may be intimated to NCST within stipulated time from receipt of the letter for placing it before the Commission.

Yours faithfully,

(डॉ. पी. कल्याण रेड्डी/Dr. P. Kalyan Reddy)

निदेशक/Director

Telephone No. : 011-20819841

Copy for information:-

1. Shri Ritesh Rathod, S/o Late Ramesh Rathod, House No. 2-88, Sewadal Nagar, Utnoor, District- Adilabad, Telangana), Mobile No:9492679999
2. PS to Hon'ble Member (JH), NCST.
- ✓ 3. NIC, NCST for uploading on the website of the Commission.

NATIONAL COMMISSION FOR SCHEDULED TRIBES

Minutes of the Sitting held under the Chairmanship of Shri Jatothu Hussain, Hon'ble Member, National Commission for Scheduled Tribes at Dilkusha Guest House, Hyderabad in the case of Shri Ritesh Rathod S/o Late Ramesh Rathod regarding encroachment on his land.

Date of the Sitting: 29/08/2025, 01:00 PM
Participants in the Sitting: As per Annexure
NCST/DEV-5690/TS/669/2025-RO-BHUV/RU-III

Shri Ritesh Rathod S/o Late Ramesh Rathod, resident of House No. 2-88, Sewadal Nagar, Utnoor, Adilabad district, vide his petition dated 26.05.2025, has stated that he purchased 9 acres of land in Survey No. 27 at Rajampet village, Asifabad mandal, Komaram Bheem Asifabad district in 2018 from Smt. Tatikonda Visalakshi, wife of Tatikonda Namashshivaya. He alleged that a non-ST person named Shaik Jaffar illegally constructed a building named Royal Hardware on his land and is selling it in plots. Despite informing the P.O. ITDA, SP, and Collector Komaram Bheem Asifabad district, no action has been taken. He seeks intervention of the Commission and issuance of notices to the concerned authorities and persons involved.

2. The Commission issued notice to the District Collector, Kumuram Bheem Asifabad and the Superintendent Of Police, Kumuram Bheem Asifabad vide NCST letter dated 14.08.2025 seeking facts and comments within 30 days.


3. Reply was not received hence the Commission has decided to discuss the issue with the authority and the petitioner on 29.08.2025. Accordingly, a Sitting Notice was sent on 20.08.2025.

4. The petitioner has attended the hearing. The authorities Additional Collector, Asifabad and ASP, Asifabad have attended the hearing.

5. The authority has informed that as per the enquiry of the Revenue authorities, on verification of the records in Survey No.27 of Rajampet, a scheduled village of Asifabad Mandal, Sri sadashivaiah was recorded as pattedar for subject land since 1955-58 to 1994 and one namely Sri. Vali Haider has purchased the subject land in the year dated 15.10.68 from Namashivaya S/o Sadashivaiah. After the death of Sri Sadashivaiah, his son namely Namashivaiah was recorded as pattedar since 1994 till now. It is further informed that Smt Khatija Begum W/o Late Vali Hyder has filed an agency suit on Dated 8.7.2009 before the PO, ITDA Utnoor stating her husband has purchased the land in Sy.No.27 and the PO, Utnoor has granted interim injunction orders in her favour vide order No.A4/CPC/15/2009 Dated 7.4.2012 and vacated the Ad-interim injunction which was granted to Sri Tatikonda Namashivaya on 27.4.2012. When the case was dropped in favour of legal heirs of Namashivaya, the one namely Smt. Tatikonda Vishalaxmi W/o Late Namashivaya has sold the disputed land ie, an extent of 9.00 acres in Sy.No.27 to Ritesh Rathod S/o Ramesh Rathod, R/o Utnoor on an Indian Noin Judicial Stamp paper. The RDO, Asifabad has issued orders under 145 Cr.P.C to take the land bearing Sy.No.27 Ext.9.21 Acres situated at Rajampet village into Govt. custody till further orders. The Additional agent to the Government & Project officer, ITDA, Utnoor too has issued a status quo in this matter. It is further stated that the structures which were said to be illegally constructed as infact purchased through sadabainama and were laid back long back and no new structures are laid. Currently out of total extent of 9.21 acres, an extent of approximately 2.00 acres was covered with R&B Road, an extent of 3.31 Acres/Gts with residential houses and remaining extent of 3.30 Acres is kept fallow.

6. The ASP has informed that the issue raised by the petitioner is of predominantly civil nature and does not warrant police adjudication. The police have no right to enter into this civil dispute under G.O.Ms.No 1580 except to maintain law and order.

7. The petitioner has informed that in Violation of A.P. Scheduled Areas Land Transfer Regulation Act, 1959 (Amendments 1970 & 1976), the Illegal Sale of 9.35 acres of Tribal Land took place in Survey No. 27 of Rajampet village of Asifabad mandal, Komarambheem District.


जाटोतु हुसैन / Jatothu Hussain
सदस्य / Member
भारत सरकार / Government of India
राष्ट्रीय अनुसूचित जनजाति आयोग
National Commission for Scheduled Tribes
नई दिल्ली / New Delhi

8. After hearing to the authority and petitioner, the following observations/ recommendations are made and ATR may be submitted in 30 days.

a. The chronological sequence of the ownership of the land in Survey No. 27 which was originally owned by Tatikonda Sadashiva as per Pahani records of 1968–1992 may be examined along with the later pahani entries to ascertain the ownership.

b. As per the A.P. Scheduled Areas Land Transfer Regulation Act, 1959 (as amended in 1970), any transfer of land from a non tribal to a non-tribal after 1st January 1970 is void. Hence Possession and entries in Pahani records between 1972–1975 are crucial for validating ownership. In the present case, the alleged purchase is said to be reflected in Pahani only from 1995, which reflects that the transfer was post-1970 and therefore illegal as per the provisions of LTR.

c. It appears that Late Valim Haider and his family members have sold plots in Survey No. 27 from 1999 to 2019, without any lawful title, patta, or right to transfer. These transactions clearly amount to a violation under the Tribal Land Transfer Regulation Act, 1970 & 1976 amendments.

d. The District Collector may cause an enquiry into the transactions relating to Survey No. 27 and Cancel all registrations/sales made by the family of Late Valim Haider if proved illegal and Restore the land back to the rightful tribal owner/descendants as per law.

e. The authorities may ensure the strict compliance of the provisions of the Land Transfer Regulations in the Scheduled Area.

f. The District Panchayath Raj officer (DPO) and S.E Electricity Dept may re-examine the permissions given to constructed houses and shopping complexes in the said land violating the provisions of LTR Act.

(Jatothu Hussain)

जाटोतु हुसैन / Jatothu Hussain

सदस्य / Member

भारत सरकार / Government of India

राष्ट्रीय अनुसूचित जनजाति आयोग

National Commission for Scheduled Tribes

नई दिल्ली / New Delhi

F. No NCST/DEV-5690/TS/669/2025-RO-BHUV/RU-III

List of participants of the sitting held on 29.8.2025 at under the chairmanship of Shri .Jatothu Hussain, Hon'ble Member, NCST at Hyderabad.

Sr. No.	Name and Designation	Address & Phone No.	Signature
I	<u>National Commission for Scheduled Tribes</u>		
1.	Dr. P.K Reddy Director		
2.	NCST Officials		
II	<u>District Collector & Magistrate, District – Kumuram Bheem Asifabad</u>		
Sr. No.	Name and Designation	Address & Phone No.	Signature
1	M. DAVID	Asst. Collector Asifabad	
2.	S. CHITHARANJAN, IPS	ASP OFFICE, ASIFABAD	
III	<u>Petitioner</u>		
1.	Ritresh Rathod	2-88, Uthoor Adilabad	