



## **The Andhra Pradesh Land Titling Repeal Act, 2024**

Act No. 11 of 2024

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No.11] AMARAVATI, THURSDAY, 1<sup>ST</sup> AUGUST, 2024.

**ANDHRA PRADESH ACTS, ORDINANCES AND  
REGULATIONS Etc.,**

The following Act of the Andhra Pradesh Legislature received the assent of the Governor on the 31<sup>st</sup> July, 2024 and the said assent is hereby first published on the 1<sup>st</sup> August, 2024 in the Andhra Pradesh Gazette for general information :

**ACT No. 11 of 2024 .**

**AN ACT TO REPEAL THE ANDHRA PRADESH LAND TITLING  
ACT, 2022.**

Be it enacted by the Legislature of the State of Andhra Pradesh in the Seventy-fifth year of the Republic of India, as follows:

1. (1) This Act may be called the Andhra Pradesh Land Titling Repeal Act, 2024. Short title and commencement
- (2) It shall come into force at once.
2. The Andhra Pradesh Land Titling Act, 2022 is hereby repealed. Repeal of Act No. 27 of 2023.

**VADDADI SUNITHA,**  
Secretary to Government (FAC),  
Legal and Legislative Affairs & Justice,  
Law Department.

### **STATEMENT OF OBJECTS AND REASONS**

The Andhra Pradesh Land Titling Act, 2022 (Act No.27 of 2023) was enacted by the Legislature of the State of Andhra Pradesh. The Act mainly provides for the creation and maintenance of record of all immovable properties in the State, title registration system, to capture and maintain land records in digital form, to protect the records maintained by the land authority, special adjudication authority to resolve land disputes, to create and maintain data about the land titles, and to introduce guaranteed land titling system.

The Andhra Pradesh land authority has considered the matter and observed that numerous apprehensions, objections, doubts, and opinions have been expressed in prominent newspapers on debilitating impact of the Act on landowners with a wide spread demand to repeal the A.P LAND TITLING ACT on the grounds that,-

- a. The Act was brought in a hurry, without due diligence and without wider consultation among stakeholders.
- b. The Act is a threat to the properties of the people and places landholders at the mercy of mischievous elements in society.
- c. Title Registration Officers (TROs), who may lack sufficient experience and education are only likely to increase disputes during the registration and other procedures central to the Act.
- d. It is very likely that Title Registration Officers and Title Appellate Officers could be influenced by local political leaders, potentially conducting registrations and mutations according to these leaders wishes.
- e. Succession matters will be decided by the Title Registration Officer, not Civil Courts as is required in accordance with Law.
- f. Granting Power of Attorney for property requires registration with the title registration officer, which would inconvenience land owners.
- g. The approval of the Title Registration Officer is required for several issues including: for a gift deed of land to legal heirs, Sale of property to meet needs, enforcing a mortgage decree etc. After buying immovable property, it must be re-registered with the Title Registration Officer. The Title Registration Officer's decisions on property matters

are final and cannot be challenged in regular civil courts. Thus, property owners will constantly be under the Title Registration Officer's oversight.

h. Under the provisions of the Andhra Pradesh Land Titling Act, individuals must file suits in the High Court instead of lower courts, complicating the legal recourse process. This is particularly challenging for small-scale farmers who may struggle financially to afford the costs associated with High Court appeals.

i. The role of Civil Courts has been entirely removed. Any disputes recorded by the Title Registration Officer can only be challenged in the High Court.

j. Pending law suits must be registered under the Title Registration Officer's jurisdiction. If a court ruling goes against a party and the party wishes to appeal, they must first register the ruling with the Title Registration Officer and attach the corresponding certificate. Without the Title Registration officers registration and certificate, the lawsuit or appeal will be dismissed/abated.

k. The above Act jeopardizes the existing registration system, revenue system, and judicial system bringing them to the brink of closure. Consequently, all immovable properties will fall under the Title Registration Officer's jurisdiction. This could enable leaders to control the registration process, thereby hindering marginalized section of the society specifically, and land owners in general from seeking justice.

l. It is claimed that after land registrations, the Title Registration Officer (TRO) will provide the landowner with a xerox copy of the documents while retaining the originals. This fans the fear that the government may mortgage the lands of the private individuals at financial institutions (banks) to secure loans without the land owner's consent

Government after careful examination of the matter, decided to repeal the Andhra Pradesh Land Titling Act, 2022 (Act No. 27 of 2023).

**VADDADI SUNITHA,**  
Secretary to Government (FAC),  
Legal and Legislative Affairs & Justice,  
Law Department.