

**GOVERNMENT OF ANDHRA PRADESH
ABSTRACT**

Revenue Department – Registration of Assigned House Sites where houses are constructed – Permitting registration after completion of ten (10) years from the date of assignment – Instructions – Issued

Revenue (Lands-I) Department

G.O.MS.No. 306

Dated: 25-05-2026
Read the following:-

1. The Andhra Pradesh Assigned Lands (Prohibition of Transfers) Act, 1977 (Act 9 of 1977).
2. The Andhra Pradesh Assigned Lands (POT) (Amendment) Act, 2021 (Act No.35 of 2021)
3. G.O.Ms.No.314, Revenue (Lands-I) Department, dated 11-11-2021.
4. G.O.Ms.No.55, Revenue (Lands-I) Department, dated 04-02-2022.
5. G.O.Ms.No.23, Revenue (Lands-I) Department, dated 19-01-2024.
6. From the Commissioner and Inspector General of Registration and Stamps (C&IGRS), AP e-office file Computer No. 3262326

ORDER:

The legal framework governing the transfer of assigned lands in the State of Andhra Pradesh is contained in the Andhra Pradesh Assigned Lands (Prohibition of Transfers) Act, 1977 (Act 9 of 1977). As per the amended provisions introduced under Section 3(2A) and Section 3(2B) of the Act, read with the Rules notified thereunder vide G.O.Ms.No.55, Revenue (Lands-I) Department, dated 04-02-2022, the prohibition on transfer shall not apply to assigned house sites or to houses constructed on assigned house sites, after completion of a period of ten (10) years from the date of assignment, subject to fulfilment of the conditions specifically prescribed by the Government.

2. In the reference 6th read above, the Commissioner and Inspector General of Registration and Stamps (C&IGRS) had brought to the notice of the Government that Registering Officers are raising doubts in the matter of admission of documents relating to assigned house sites with houses constructed thereon, more particularly in cases where such properties continue to figure in the Prohibited Properties List maintained under Section 22-A of the Registration Act, 1908. The issue of denial of registration on account of inclusion in the prohibited list, despite the completion of ten (10) years from the date of assignment, has been causing hardship to the genuine beneficiaries. The matter was, therefore, examined by the Government.

3. The Government, after careful examination of the matter and in exercise of the powers vested in them, hereby permit registration of documents relating to assigned house sites along with houses constructed thereon, subject to strict compliance with the following conditions:

(i) The beneficiary shall produce the original Patta / Assignment Order or a certified copy thereof, issued by the competent Revenue Authority, establishing that the land in question was assigned as a house site. Such Patta or Assignment Order shall mandatorily be annexed to the document presented for registration before the Registering Officer.

(i i) The Registering Officer shall, before admitting the document for registration, satisfy himself that a minimum period of ten (10) years has elapsed from the date of assignment as evidenced from the Patta / Assignment Order produced.

(iii) The beneficiary shall produce a House Tax Receipt or any other record issued by the concerned Local Body (Gram Panchayat / Municipality / Municipal Corporation) evidencing that a house has been constructed on the assigned house site. Such document shall mandatorily be annexed to the document presented for registration.

(iv) Registration shall be processed with reference to the specific Plot Number in conjunction with the corresponding Survey Number / Block Number. Registration shall not, under any circumstances, be permitted on the basis of the Survey Number / Block Number alone, without reference to the Plot Number.

(v) The Registering Officer shall ensure that the executant is either the original assignee or a legal heir of the original assignee. In cases where the document is executed by the legal heir(s) of the original assignee, the executant(s) shall produce (a) a Death Certificate of the original assignee issued by the competent authority; and (b) a Family Member Certificate issued by the competent Revenue Authority establishing the relationship of the executant(s) to the original assignee.

(vi) In all above cases, the Registering Officer shall admit the document for registration, notwithstanding the fact that such property may be included in the Prohibited Properties List maintained under Section 22-A of the Registration Act, 1908, provided the conditions at (i) to (v) above are fulfilled.

(vii) Subsequent registrations relating to assigned house site properties, including properties that have already been regularised or dealt with under One Time Settlement (OTS) or similar schemes notified by the Government, shall also be admitted for registration without insisting upon any additional certificates or documents, even where such properties continue to be reflected in the Prohibited Properties List under Section 22-A of the Registration Act, 1908.

(viii) Once a property is registered in accordance with the conditions specified above, subsequent transactions in respect of such property shall be permitted as per law after a period of ninety (90) days from the date of such registration, without insisting upon any further certificates or documents.

(ix) No documents or certificates, other than those specifically prescribed under conditions (i) to (v) above, shall be insisted upon, requested, or entertained by the Registering Authorities under any circumstances. Any deviation from this direction shall be treated as a dereliction of duty.

(x) If it comes to the notice of the Registering Officer or any authority that a forged Patta / Assignment Order, fabricated House Tax Receipt, or false certificates have been produced for the purpose of registration, action shall forthwith be initiated under Sections 82 and 83 of the Registration Act, 1908. In all such cases, appropriate civil and criminal proceedings under applicable laws shall be taken without exception.

4. The Commissioner and Inspector General of Registration and Stamps (C&IGRS), all District Registrars, and all Sub-Registrars in the State shall strictly follow the above guidelines while admitting documents for registration relating to assigned house sites. Any lapse or failure to comply with these directions shall be viewed seriously and will attract disciplinary action.

5. These instructions are issued in supersession of all previous Circulars, Instructions, and Memos, if any, issued on the subject and contrary to these directions

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

G.SAI PRASAD
SPECIAL CHIEF SECRETARY TO GOVERNMENT (FAC)

To

The Chief Commissioner of Land Administration & Special Chief Secretary, AP.,
APIIC Towers, Autonagar, Mangalagiri, Guntur District.

The Commissioner and Inspector General of Registration and Stamps (C&IGRS)

All the District Registrars, and all Sub-Registrars in the State (through C&IGRS)

All the District Collectors in the State through CCLA,AP

Copy to:

The Housing Department, AP Secretariat.

The P.S. to Spl.CS to Hon'ble C.M,

The O.S.D. to Hon'ble Min. (Revenue, R&S).

The P.S, to Chief Secretary

The P.S. to Spl.CS , Revenue (Lands) Department.

SF/SC (Computer No.2652819)

//FORWARDED :: BY ORDER//

SECTION OFFICER