

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Revenue, Registration & Stamps Department – Prohibited Properties under Section 22-A of the Registration Act, 1908 – Consolidated Instructions for maintenance of Prohibited Property List/Database– Orders – Issued.

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Revenue (Registration-I) Department

G.O.Ms.No.444

Dated 22.07.2026

Read the following:-

1. G.O.Ms.No.863, Rev(Regn.I) Dept., dt: 20.06.2007
2. C&IG Circular Memo No.G1/19131/2005, dt: 14.09.2007.
3. G.O.Ms.No.300, Rev(Assgn.I) Dept., dt: 05.07.2016.
4. Govt. Memo No.32022/320/2017, Rev(Regn-I) Dept., dt: 12.04.2018.
5. C&IG Circular Memo No.G1/19131/2026, dt: 13.04.2018.
6. G.O.Ms.No 575 Revenue (Assgn-I) Department dt 16.11.2018
7. G.O.Ms No 414 Revenue (lands.I) Department dt 09.05.2022
8. G.O.Ms No 649 Revenue (Lands.I) Department dt 26.09.2022
9. G.O.Ms No 667 Revenue (Lands.I) Department dt 7.10.2022
10. C&IG Circular Memo No.G1/19131/2026, dt: 17.10.2023.
11. Govt. Memo No. REV01-LANA/214/2026, dt: 21.04.2026.
12. Govt. Memo No. REV01-LAND/342/2022, dt: 28.04.2026
13. Govt. Memo No. 3253898/REGN-I/2026, dt: 15.05.2026.
14. Government Memo No 270455-LAN0LAND/17/2025, dt 18.05.2026
15. G.O.Ms.No.297 Dt 19-5-2026 of Rev(Regn) Dept.
16. AP High Court Orders In W.A 343 of 2015, W.A No 232 of 2012 and W.A No 352 of 2013.
17. G.O.Ms.No.649, Revenue (Lands-I) Department, dt: 26.09.2022.
18. Cir. Memo No. REV01-LANA0LAND/435/2025, dt: 02.01.2026.

ORDER :

The Government of Andhra Pradesh enacted the Registration (Andhra Pradesh Amendment) Act, 2007 (Act No. 19 of 2007), which inserted Section 22-A into the Registration Act, 1908, prohibiting registration of certain categories of immovable properties in order to prevent alienation of properties belonging to the Government, religious and charitable institutions, Wakf Board, Ceiling-surplus lands, and other categories notified by the Government. The said Act was brought into force with effect from 20.06.2007 vide the G.O. read at reference (1) above.

Over the years, the maintenance of the Prohibited Property list under Section 22-A of the Registration Act, 1908, has undergone changes and has been observed to lack uniformity across districts. In order to ensure that no citizen faces difficulty in registration of properties owned by them, the Government has felt that the process of inclusion of lands in the list of prohibited properties and the maintenance of the list needs to be re-examined.

The Government, therefore, finds it necessary to issue comprehensive, consolidated, and revised instructions to streamline procedures, ensure legality

and accuracy of entries in the Prohibited Property Database, integrate the same with the Webland platform, and establish a uniform, fair, transparent, and consistent system of management of prohibited properties across the State.

The Government hereby orders that all previous circulars, instructions, clarifications, and guidelines issued by the Inspector General of Registration and Stamps relating to the maintenance, updation, and operation of the list of prohibited properties under Section 22-A of the Registration Act, 1908, vide references 2nd, 5th and 10th cited above, and any other circulars/memos, shall stand superseded with effect from the date of issue of these orders, except to the extent specifically saved or referred to herein.

2. CENTRALIZED PROHIBITED PROPERTY DATABASE:

2.1 Nodal Authority:

The Inspector General of Registration and Stamps (IGRS) shall act as the Nodal Authority for maintaining a single, centralized, and authoritative Prohibited Property Database for the entire State of Andhra Pradesh under Section 22-A of the Registration Act, 1908.

The database maintained by the IGRS shall be treated as the single, final, and authoritative source for determining the prohibition status of any property for the purpose of registration.

No other database, list, or register maintained by any other authority shall be used as basis for refusing or granting registration independent of the IGRS Prohibited Property Database. Denying Registration on any basis other than the IGRS Prohibited Property Database shall be viewed seriously and shall attract disciplinary proceedings against the Registering Officer.

The IGRS shall take immediate steps to create and maintain the list of prohibited properties in a secure manner and provide necessary secure interface to all officers authorised to add/delete entries from the list.

2.2. Webland as Single Source for Agriculture Land:

The Chief Commissioner of Land Administration (CCLA) shall transfer the Webland 2.0 prohibited List through a secure Application Programming Interface (API) to the IGRS.

IGRS shall discard all legacy entries in the Prohibited Property database of IGRS pertaining to such Webland 2.0 villages and replace the same with data drawn from webland 2.0 through the API.

For Webland 1.0 villages, the existing IGRS entries in the prohibited property List shall continue to be operative until the completion of re-survey in those villages.

In urban areas, only lands belonging to the Government, Local Body, Endowment and Wakf may be placed in the list of prohibited properties, following due procedure. No property shall be placed in Prohibited Property database unless notices have been served on all claimants to title on the land in

question. IGRS shall ensure that no property is added to the Prohibited Property database without such notice and adjudication.

In cases of urban lands, registration shall not be denied in any case where the vendor has link documents pre-dating 20-06-2007.

Where the land particulars are successfully fetched from Webland 2.0 during public data entry, the Registering Officer shall proceed with registration without reference to any other aspect.

2.3 Prohibition on Manual Entry:

No manual entry shall be made by any officer in the Prohibited Property database at any level, except through the prescribed software application.

As far as Webland 1.0 Villages and urban properties are, changes in the Prohibited Property database shall be made only through the prescribed online process by the officer empowered in this regard at para-7 of this order.

In respect of Webland 2.0 villages, no data entry shall be made at any level by any officer, and all prohibited Lands data shall be sourced exclusively through the API.

2.4 System-Driven De-Duplication:

The IGRS shall undertake a de-duplication exercise to remove all duplicate entries from the 22-A Prohibited Property Database as per the instructions issued vide Government Memo 13th read above. This exercise shall be completed within three (3) months from the date of issue of these orders.

2.5 Synchronization Schedule:

The IGRS Prohibited Property Database shall be synchronized with the Webland 2.0 database every week, with the objective of capturing all changes in webland 2.0. The IGRS shall monitor the synchronization process and submit a detailed status report to the Government on a monthly basis on e-file, indicating the progress achieved, issues encountered, and corrective measures undertaken to ensure timely completion of the exercise.

2.6 Uniformity in Prohibited Property Classifications and Codes:

The Chief Commissioner of Land Administration (CCLA) and the Inspector General of Registration and Stamps (IGRS) shall maintain a uniform and synchronized prohibited property classification database by duly mapping and harmonizing the prohibited property classifications, classification codes, and related data maintained by both the departments on a continuous basis.

3. COMPLETENESS AND ACCURACY OF PROHIBITED PROPERTY ENTRIES:

The Government hereby orders that no property shall be entered into the Prohibited Property list by any Authority unless such property is clearly, completely, and unambiguously identifiable with reference to the entries available in Webland and the procedure prescribed and from amended from time

to time has been duly followed. Such procedure shall be captured in the software applications of both CCLA and IGRS.

Every proposal for inclusion of any property in the Prohibited Property Database shall invariably contain complete particulars of the property, as specified below:

(i) In respect of agricultural lands, the proposal shall contain the Survey Number or LPM Number, Sub-Division Number wherever applicable, exact extent of land, and the name of the pattadar or owner as reflected in Webland records. In case of multiple pattadars, sub-division shall be mandatory before adding any property to the list of prohibited properties. CCLA and IGRS shall ensure this through software, as this has been the root cause of many grievances.

(ii) In respect of urban properties, the proposal shall contain one of the following: the Survey Number OR LPM Number OR Town Survey Number or (Ward & Block number). In addition, the proposal shall contain the name of pattadar or owner wherever available, along with the extent of the property. In case of house sites, buildings, or other constructed properties, the ward number, Block Number, plot number wherever available, door number and/or municipal assessment number shall also be furnished. Further, no urban land shall be added to the Prohibited properties database unless the geo-coordinates of the land parcel are captured and entered into the Prohibited properties database.

In cases where a structure already exists OR where the said land is in the occupation of any citizen, notice to such occupant and due enquiry shall be a mandatory pre-condition to including the same in the Prohibited Property database. Any inclusion in such cases without notice and enquiry shall be viewed seriously and shall attract disciplinary proceedings against the Officer proposing inclusion. IGRS shall ensure the same in software.

(iii) In respect of properties to be included under Section 22-A(1)(e), the proposal shall also contain a copy of the relevant Government notification under which prohibition is sought. It shall also be mandatory to include a link to the GOIR website, which is the repository of all GOs.

In cases where inclusion of any property in the list of prohibited properties is required pursuant to the orders or directions of a competent Court, the District Registrar/Competent Authority shall submit a proposal to the Inspector General of Registration and Stamps in the prescribed online module for inclusion of the same in the prohibited properties list.

Any proposal lacking the above mandatory particulars or containing incomplete, vague, or non-identifiable property descriptions shall not be shared by the competent authority with the IGRS, or accepted by IGRS. This shall be ensured by software.

In cases where entries in the prohibited lands database are unidentifiable in corresponding Revenue/Municipal records or where the entire land is erroneously included in place of part of the said land in the list of prohibited properties, such entries shall not be a bar to registration.

For example: Entire survey numbers have been placed Prohibited properties list whereas only one or more sub-divisions ought to have been placed in the Prohibited properties list in the first place. In all such cases, the Registering officer shall permit registration for the sub-divisions which ought not to have been placed in the Prohibited properties list. IGRS shall give detailed instructions in this regard.

4. CATEGORY-WISE INSTRUCTIONS FOR PROHIBITED LANDS:

4.1 Section 22-A(1)(a) – Assigned Lands (Properties prohibited under statute):

Lands where the land nature is shown as 'Government' and any other column contains the words 'Assigned' or 'DKT' or equivalent terminology shall be pushed through API into the IGRS Prohibited properties database under Section 22-A(1)(a) for Webland 2.0 villages. For Webland 1.0 villages, the existing prohibited properties database, after completion of the de-duplication process, shall continue to remain operative until completion of the resurvey in such villages. It shall be ensured that the land under section 22-A(1)(a) shall not be listed simultaneously under any other category, viz., 22-A(1)(b), 22-A(1)(d) and 22-A(1)(e). Such particulars shall be furnished through API by CCLA to IGRS.

4.2 Section 22-A(1)(b) – Government Lands: (Properties owned by the State or Central Government)

Lands with land nature classified as 'Government' or similar terminology (as specified by the CCLA) in Webland 2.0 and are not assigned lands, are owned by State or Central Government and shall be pushed through API into the list of prohibited properties under Section 22-A(1)(b). For Webland 1.0 villages, the existing prohibited properties database, after completion of the de-duplication process, shall continue to remain operative until completion of the resurvey in such villages. It shall be ensured that the land under section 22-A(1)(b) shall not be listed simultaneously under any other category, viz., 22-A(1)(a), 22-A(1)(d) and 22-A(1)(e). Such particulars shall be furnished through API by CCLA to IGRS.

4.2.A APIIC and APMB Lands:

A new land nature classification by the name of 'Andhra Pradesh Industrial Infrastructure Corporation (APIIC)' and 'Andhra Pradesh Maritime Board (APMB)' shall be created in Webland and lands belonging to APIIC and APMB shall be classified accordingly. Such lands may be removed from the list of prohibited properties on the request of APIIC or APMB through an online request made to the Chief Commissioner of Land Administration (CCLA). Upon approval by CCLA, the land nature shall be changed to 'Patta' in Webland. CCLA shall make necessary software changes in Webland.

4.2.B Forest Lands:

The list of Forest Lands shall be drawn exclusively from Webland through the API for webland 2.0 villages. For Webland 1.0 villages, the existing prohibited properties database, after completion of the de-duplication process, shall

continue to remain operative until completion of the resurvey in such villages. No other land shall be included under this category in the Prohibited Property Database on the basis of any other source or authority except by following the prescribed procedure.

4.2.C Lands Belonging to Local Bodies and Other Agencies:

The Local Bodies and other Government agencies owning lands shall furnish the particulars of such lands to the concerned Revenue Divisional Officer (RDO) or Sub-Collector, as the case may be for inclusion in the list of prohibited properties maintained under the relevant provisions of law. The RDO or Sub-Collector shall, after verification of the particulars with Webland records, furnish the same and thereafter to the IGRS through the online module.

However, in cases where a structure already exists OR where the said land is in the occupation of any citizen, notice to such occupant and due enquiry shall be a mandatory pre-condition to including the same in the Prohibited Property database. Any inclusion in such cases without notice and enquiry shall be viewed seriously and shall attract disciplinary proceedings against the RDO proposing inclusion. IGRS shall ensure the same in software.

4.3.A Section 22-A(1)(c) – Endowment Lands:

The IGRS shall undertake removal of all duplicate entries in the list of prohibited properties falling under the category of 'Endowment Lands' owned by Religious and Charitable Endowments falling under the purview of the Andhra Pradesh Charitable and Hindu Religious Institutions and Endowments Act, 1987, and maintain the same prohibited property list under Section 22-A(1)(c). IGRS shall further furnish the resultant de-duplicated database to the Commissioner of Endowments through an online module for verification.

The Commissioner of Endowments shall thereafter verify the survey number, sub-division number and extent of such lands by comparing the particulars from the live Webland records with corresponding records of the Endowment Department. In respect of survey numbers not available in Webland, the Commissioner of Endowments shall prepare and furnish a separate list to the CCLA for updation.

The entire verification process by the Commissioner of Endowments shall be completed within six months from the date of receipt of the de-duplicated database from IGRS. For any subsequent proposal for addition or deletion from the existing list of prohibited properties, the Commissioner of Endowments shall send the proposal to the Revenue Divisional Officer or Sub-Collector as case the may be through the online module. Such particulars shall be furnished in the proforma prescribed under Annexure-I to this order.

In cases where a structure already exists or where the said land is in the occupation of any citizen, notice to such occupant and due enquiry shall be a mandatory pre-condition to including the same in the Prohibited Property database. Any inclusion in such cases without notice and enquiry shall be viewed seriously and shall attract disciplinary proceedings against the Officer proposing inclusion. IGRS shall ensure the same in software.

4.3.B Wakf Lands:

The procedure prescribed under paragraph 4.3.A above for Endowment Lands shall, mutatis mutandis, apply to Wakf Lands falling under the Wakfs Act, 1995, with the Chief Executive Officer, Wakf Board performing the role assigned to the Commissioner of Endowments.

4.4.A Section 22-A(1)(d) – Agricultural Ceiling Affected or Surplus Lands:

Lands that have been surrendered by declarants under the Andhra Pradesh Land Reforms (Ceiling on Agricultural Holdings) Act, 1973, or which are noted as 'Ceiling surplus' land in Webland of the Revenue Department shall be pushed into the IGRS database. Thereafter, all lands under the categories 'Ceiling Affected Lands' and 'Ceiling Surplus Lands' in the IGRS database that are not covered by a valid Gazette Notification shall be removed. It shall be the responsibility of the Revenue Divisional Officer (RDO) or Sub-Collector, as the case may be, to update the agriculture ceiling surplus lands in Webland from time to time and ensure accuracy of such data.

In cases where a structure already exists or where the said land is in the occupation of any citizen, notice to such occupant and due enquiry shall be a mandatory pre-condition to including the same in the Prohibited Property database. Any inclusion in such cases without notice and enquiry shall be viewed seriously and shall attract disciplinary proceedings against the Officer proposing inclusion. IGRS shall ensure the same in software.

4.4.B. Urban Land Ceiling Lands under the Urban Land (Ceiling and Regulation) Act, 1976:

(i) No land covered under the Urban Land (Ceiling and Regulation) Act, 1976 shall be included in the Prohibited Property list under Section 22-A unless the specific extent taken over by the Government under Section 10(6) of the said Act has been separately demarcated and assigned a distinct survey sub-division number.

(ii) An entire survey number shall not be treated as prohibited merely because a portion thereof has vested in the Government under Section 10(6) of the Act. Only the specific sub-divided extent so taken over and duly identified shall be included in the Prohibited Properties database.

(iii) The procedure prescribed in para 4.4.A above for Agricultural Ceiling Surplus Lands shall apply, mutatis mutandis, to Urban Land Ceiling lands, with the Joint Collector, who is presently designated as Special Officer and Competent Authority under the ULC Act, 1976, exercising the corresponding function.

(iv) Where a structure already exists on the land, or where the land is in the occupation of any citizen, notice to such occupant and due enquiry shall be a mandatory pre-condition for inclusion in the Prohibited Property database. Any inclusion effected without such notice and enquiry shall be viewed seriously and shall attract disciplinary proceedings against the Officer proposing the inclusion.

IGRS shall ensure compliance with this safeguard through appropriate software-level controls.

4.5 Section 22-A(1)(e) – Notified Properties:

Properties falling under Section 22-A(1)(e) of the Registration Act, 1908 i.e., lands in which the Central Government, State Government, Local Bodies, Educational, Cultural, Religious and Charitable Institutions have avowed or accrued interests, lands attached by Civil, Criminal or Revenue Courts or under the provisions of Direct and Indirect Tax Laws, and such other lands where registration is likely to adversely affect such interests can be prohibited from registration only by the issuance of a specific Gazette Notification by the State Government under Section 22-A(2) of the Registration Act, 1908, describing each such property in full.

The Commissioner of Land Administration (CCLA) shall, after issuance of such notification by the State Government, furnish the notified list of properties to the Inspector General of Registration and Stamps (IGRS) through the online module. The IGRS shall include such properties in the database only after receipt of a certified copy of the Gazette Notification.

The G.Os. at 3rd, 6th, 7th and Government Memo at 14th read above shall continue to govern the procedure for notification of properties under Section 22-A(1)(e) until a revised order is issued.

4.6 Entries under 'Court Cases' and 'Others' Categories:

The IGRS shall ensure that entries in the categories 'Court Cases' and 'Others' in the IGRS database are retained only if supported by a valid and subsisting Court Order and a corresponding Gazette Notification under Section 22-A(2). The IGRS shall complete the verification of all such entries and upload scanned copies of both the Court Order and the Gazette Notification within three (3) months from the date of issue of these orders. All entries that remain unsupported upon expiry of this period shall be deleted from the Prohibited Property Database as per the instructions issued vide Government Memo 13th read above.

4.7 Gramakantam Lands:

Gramakantam Lands shall not be included in the list of prohibited properties. Any action regarding Gramakantam Lands shall be carried out strictly as per G.O.Ms.No.297 Rev(Regn) Dept., Dt 19-05-2026.

4.8 Bhoodan Lands:

Bhoodan Lands shall all be pushed into the IGRS Prohibited properties database. It shall be the responsibility of the Revenue Divisional Officer (RDO) or Sub-Collector, as the case may be, to update Bhoodan lands in Webland from time to time and ensure accuracy of such data.

5. HANDLING OF PATTI AND SPECIAL CATEGORY LANDS:

5.1 Patti Lands:

Lands classified as 'Patti' in Webland 1.0 and 2.0 shall not be included in the list of prohibited properties. Any such lands that have been inadvertently included in

the Prohibited properties database shall be removed forthwith by the RDO or Sub-Collector, as the case may be, being the Competent Authority. The CCLA shall review this action every month and submit a status report to the Government. The Registering Officer shall, upon issue of this order, admit for registration all such lands which are 'Patta' in Webland irrespective of whether they continue to appear in the IGRS prohibited properties database.

5.2 Urban Land Ceiling (ULC) Lands:

All ULC lands that have been regularized by the Competent Authority as per the policy of Government from time to time, shall be removed from the Prohibited Property List forthwith upon such regularization. In respect of lands regularised by the Government or the CCLA, and where documents have been registered based on such regularisation orders, the Registering Officer shall admit documents relating to such properties for registration and further transactions, subject to verification of the previously registered documents irrespective of whether they appear in the list of prohibited properties.

5.3 Alienated Lands Mortgaged to APSFC:

Alienated lands which were mortgaged to the Andhra Pradesh State Finance Corporation (APSFC) as security for a loan and which were subsequently auctioned on account of default of loan shall be removed from the list of prohibited properties by the RDO or Sub-Collector, subject to production of relevant auction proceedings/transfer documents.

5.4 Assigned Lands Mortgaged to State/Central Government / PACS / DCCB/Scheduled Banks:

Assigned lands which were mortgaged to any State Government or Central Government or Primary Agricultural Cooperative Society (PACS) or District Cooperative Central Bank (DCCB) or Scheduled Banks as security for a loan and which were auctioned on account of default of loan shall be removed from the list of prohibited properties by the RDO or Sub-Collector concerned, on verification of relevant proceedings.

5.5 Assigned Alienated lands on payment of Market value:

Any land assigned or alienated on payment of market value shall not be removed from the Prohibited property list without express orders of Government.

5.6 Unobjectionable Lands Converted into an Approved Layout by Competent Authority:

Where any land, which is not an objectionable poramboke, forms part of a layout duly approved by the competent Urban Development Authority, Town and Country Planning Authority, or Urban Local Body, the Registering Officer shall admit and register documents relating to such land, provided that the layout approval proceedings are produced and a previously registered document relating to the property is available.

5.7 Endowment/Wakf Lands Auctioned and Purchased by Private Parties:

Endowment or Wakf lands which were auctioned and purchased by private citizens or organizations in accordance with law shall be removed from the list of prohibited properties.

5.8 Village Service Inam Lands:

The instructions issued by the Government vide Memo at 11th read above shall hold good in respect of Village Service Inam Lands. Such lands shall not be placed in the list of prohibited properties. The Registering Officer shall admit for registration of all such lands whether they appear in the list of prohibited properties or not.

5.9 Sharatulugala Patta Lands:

In accordance with the Government Memo at 12th read above, Sharatulugala Pattas shall be removed from the list of prohibited properties. The Registering Officer shall admit for registration all such lands whether they appear in the list of prohibited properties or not.

5.10 Water Bodies:

Water bodies and water body porambokes shall not be removed from the list of prohibited properties except with orders of the Government.

5.11 Lands Assigned Prior to G.O.Ms.No.1142, dated 18.06.1954:

In accordance with the G.Os at 5th and 17th read above, all lands assigned prior to G.O.Ms.No.1142, Revenue Department, dated 18.06.1954, shall stand deleted from the list of prohibited properties under Section 22-A of the Registration Act, 1908, since no condition of non-alienation was attached to assignments made prior to the said date. Such lands shall be removed from the Prohibited Property Database by the Competent Authority.

6. PROHIBITION ON UNAUTHORISED INCLUSION IN THE 22-A LIST:

Registration authorities shall not act upon any request or communication for inclusion of properties in the 22-A Prohibited Property List received from any authority not statutorily competent under Paragraph-7 of this order.

7. AUTHORITIES COMPETENT TO ADD/DELETE LANDS INTO PROHIBITED PROPERTIES DATABASE

7.1 Competent Authority:

As per the instructions issued vide the 18th reference cited, the authority to include or delete any land in or from the list of prohibited properties under clauses (a), (b), (c) and (d) of sub-section (1) of Section 22-A of the Registration Act, 1908, shall vest with the concerned Revenue Divisional Officer (RDO) or Sub-Collector. However, in respect of properties covered under Section 22-A(1)(c), such action shall be taken only after prior consultation with the Endowments Department or the Andhra Pradesh State Wakf Board, as applicable.

7.2 State Government:

The State Government alone shall be competent to add or delete entries in the list of prohibited properties under Section 22-A(1)(e) of the Registration Act, 1908, and shall do so only by issuing a Gazette Notification under Section 22-A(2). The CCLA and/or IGRS, on behalf of the Government, shall process such changes and furnish the same through the online module to IGRS for implementation after orders issued by the Government and publication of the Gazette Notification.

7.3 Process for Addition – Due Notice and Enquiry:

Any proposal for addition of a property to the prohibited list shall be initiated only by the Competent Authority. Prior to forwarding any such proposal, the Competent Authority shall issue due notice to the affected parties by e-KYC mechanism. If the same is not possible, notice shall be given through electronic means (email) or by registered post to the address linked with the Aadhaar number. If the Aadhaar-linked address is unavailable or not accessible, or if service through the above modes cannot be effected, notice may be issued by way of advertisement in the local newspaper. The minimum period of notice to be afforded to the affected parties shall be fifteen (15) days. The Competent Authority shall afford a reasonable opportunity of representation, conduct due enquiry and verification of records, and record a brief statement of the enquiry conducted and the objections, if any, received and findings thereon and pass a speaking order, before forwarding the proposal.

In cases falling under Section 22-A(1)(c) relating to Endowment and Wakf properties, the Commissioner of Endowments and the CEO, Wakf Board, respectively, shall forward proposals for addition to the RDO or Sub-Collector concerned. The RDO or Sub-Collector or Joint Collector or Government shall thereafter process the proposals in the same manner as described in the previous paragraph.

7.4 Government as Competent Authority for Properties Exceeding Prescribed Extent:

Notwithstanding anything contained in paragraphs 7.1 to 7.3 above, where the extent of agricultural land proposed for inclusion in the Prohibited Property List exceeds one acre, or where the extent of a non-agricultural property proposed for inclusion exceeds 1000 square yards, the Government alone shall be the Competent Authority for addition of such property under Section 22-A(1)(a), (b), (d) and (e) of the Registration Act, 1908. In such cases, the Revenue Divisional Officer or Sub-Collector concerned shall, after completing the due notice and enquiry prescribed under paragraph 7.3 above, forward the proposal, together with the enquiry report and findings thereon, to the Government through the Chief Commissioner of Land Administration, for orders. Likewise, in respect of Endowment properties exceeding the said extent, the Commissioner of Endowments shall forward the proposal to the Government through the Revenue Divisional Officer or Sub-Collector concerned, and in respect of Wakf properties exceeding the said extent, the Chief Executive Officer, Wakf Board shall forward the proposal in like manner. No property exceeding the extent prescribed in this paragraph shall be included in the Prohibited Property List except upon specific orders of the Government, and the RDO, Sub-Collector, Commissioner of

Endowments, or CEO, Wakf Board, as the case may be, shall not be competent to pass final orders of inclusion in such cases.

8. APPELLATE AUTHORITY:

The Joint Collector of the District shall be the Appellate Authority against any order passed by the Revenue Divisional Officer or Sub-Collector under these provisions relating to inclusion/deletion of a property in the Prohibited Property List or refusal/non-deletion of a property from the Prohibited Property Database.

Any person aggrieved by such order of the Revenue Divisional Officer or Sub-Collector may prefer an Appeal before the Joint Collector within sixty (60) days from the date of receipt of such order. The Joint Collector may entertain an Appeal filed beyond the prescribed period up to a period of 120 days, if sufficient cause is shown for the delay and reasons are recorded in writing.

Before passing any order adversely affecting the interests of any person, the Appellate Authority shall provide reasonable opportunity of hearing to the affected parties.

The Joint Collector shall examine the Appeal with reference to the relevant revenue records, departmental records, orders of competent Courts, and other connected records, for the limited purpose of examining the correctness, legality, propriety, or regularity of inclusion or non-deletion of entries in the Prohibited Property List, without adjudicating disputed questions of title or ownership.

The Joint Collector shall pass a reasoned and speaking order within sixty (60) days from the date of filing of the Appeal and may issue appropriate orders regarding continuation or addition or deletion of entries in the list of Prohibited Properties.

The Joint Collector shall within seven (7) days of passing orders make necessary changes in the prohibited properties database and the IGRS shall provide the required interface to all Joint Collectors.

9. REVISIONAL AUTHORITY:

Any person aggrieved by the orders passed by the Joint Collector in Appeal, in matters relating to inclusion of a property in the Prohibited Property List or refusal/non-deletion of a property from the Prohibited Property List under Section 22-A of the Registration Act, 1908, may prefer a Revision before the Government within ninety (90) days from the date of receipt of such order.

In cases where the Joint Collector fails to dispose of the Appeal within the prescribed period of sixty (60) days from the date of filing, the aggrieved person may prefer a Revision before the Government within ninety (90) days from the date of expiry of the said period.

The Government may entertain a Revision filed beyond the prescribed period, if sufficient cause is shown for the delay and reasons are recorded in writing.

All appeals, revisions, reviews and other proceedings of appellate nature pending before the Chief Commissioner of Land Administration (CCLA) as on the date of

commencement of these orders shall stand transferred to the Government. Such appeals, revisions, reviews and proceedings shall be deemed to have been filed before the Government and shall be disposed by the Government in accordance with the provisions thereunder. All records relating to such cases shall be transmitted by the Chief Commissioner of Land Administration to the Government forthwith.

Before passing any order adversely affecting the interests of any person, the Government shall provide reasonable opportunity of hearing to the affected parties in compliance with the principles of natural justice.

The Government shall examine the Revision petition with reference to the provisions of Section 22-A of the Registration Act, 1908, relevant revenue and departmental records, orders of competent Courts, and other connected records, for the limited purpose of examining the legality, propriety, correctness, or regularity of the orders passed by the authorities concerned, without adjudicating disputed questions of title or ownership.

Pending disposal of the Revision, the Government may, for reasons to be recorded in writing, grant interim orders, including stay or suspension of the operation of the orders under challenge, subject to such conditions as may be deemed appropriate.

The orders passed by the Government under these provisions shall be binding on all subordinate authorities of the Revenue Department and the Registration and Stamps Department for implementation purposes, subject however to any orders passed by a competent Court of law.

The Government may also, either suo motu or otherwise, call for and examine the records relating to any order passed by the Revenue Divisional Officer or Sub-Collector or the Joint Collector in matters pertaining to inclusion of properties in, or refusal/non-deletion of properties from, the Prohibited Property List under Section 22-A of the Registration Act, 1908, for the limited purpose of satisfying itself as to the legality, propriety, correctness, or regularity of such proceedings or orders, and may, after providing reasonable opportunity of hearing to the affected parties and for reasons to be recorded in writing, issue appropriate orders in accordance with the provisions of the Act, thereunder, and the records available on file, without adjudicating disputed questions of title or ownership.

10. PROCEDURE ON RECEIPT OF COURT ORDERS DIRECTING REGISTRATION:

Where a competent Civil Court or the Hon'ble High Court of Andhra Pradesh issues specific orders directing registration of a document in respect of land included in the list of prohibited properties notified under Section 22-A of the Registration Act, 1908, the Sub-Registrar concerned shall intimate the receipt of such orders to the concerned District Registrar and to the Competent Authority concerned, as defined under paragraph 7.1 of this order, being the Revenue Divisional Officer or Sub-Collector or Joint Collector, as the case may be, within five (5) days from the date of receipt of the order through registered post with acknowledgement due or through messenger.

The competent authority shall, within fifteen (15) days or within such shorter time as may be stipulated in the court order, whichever is earlier, take a considered decision either to permit registration in compliance with the court order or to initiate appropriate legal remedies, including filing of review, writ appeal, or petition for vacating stay, wherever legally permissible, and shall communicate such decision to the concerned Revenue and Registration authorities forthwith. Under no circumstances, the Competent Authority shall delay compliance with a court order beyond the time stipulated in such order, as non-compliance within the court-stipulated time may constitute contempt of court.

Where registration is permitted in compliance with a court order, the competent authority shall intimate the same in writing to the Registering Officer within the said period; otherwise the Registering Officer shall proceed with registration in accordance with the court orders.

11. MAINTENANCE OF LIST OF LANDS REMOVED FROM PROHIBITED PROPERTIES LIST :

Whenever any competent authority removes lands from the list of prohibited properties, details of the said removed lands shall be entered into and maintained by the IGRS in a separate table in the prohibited properties database.

12. DUTY OF REGISTERING OFFICERS ON PROHIBITED STATUS:

Whenever a property is reflected as prohibited in the IGRS database, the Registering Officer shall, in the ordinary course, refuse registration strictly in accordance with the provisions of Section 22-A of the Registration Act, 1908, except to the extent specifically provided in this order. However, even if a property is reflected as prohibited in the IGRS database, the Registering Officer shall not refuse registration if the property finds place in the table mentioned at para-11 above.

Except as provided under the provisions of this order, Registering Officers shall not entertain claims, explanations, or documents produced by parties that contradict the entries in the Prohibited Property Database and shall direct aggrieved persons to approach the Competent Authority for appropriate relief. The Registering Officer shall, at the time of refusing registration, issue a written order of refusal specifying the Survey Number, Sub-division Number, extent, the category under Section 22-A under which the property is prohibited, along with reasons for refusal, and shall furnish a copy of such order to the party presenting the document marking a copy to the concerned RDO or Sub-Collector.

13. AUDIT OF DISPOSED CASES :

CCLA shall take steps to ensure that 5% of the cases disposed by RDOs and Joint Collectors are taken up for Audit by DROs and JS (Lands) in CCLA's office respectively. The cases selected shall be randomly chosen by a computer based algorithm and shall be allotted to DROs outside the District where the Land is

situated in case of disposal by RDOs. The audit shall cover procedural and substantial aspects of the matter for correctness and timeliness of disposal.

14. ACCESS FOR USER DEPARTMENTS:

All user departments desirous of accessing or utilizing the list of prohibited properties under Section 22-A shall be provided, upon request to the Government, controlled, role-based read-only access to the centralized Prohibited Property Database, thereby ensuring data integrity and uniformity across departments. The IGRS shall maintain an audit log of all accesses to the database and shall submit a report to Government every six months on the pattern of usage.

15. OPERATIONALIZATION AND SOFTWARE CHANGES:

The IGRS, CCLA, and other departments concerned shall carry out the necessary changes in the software systems of the Registration and Stamps Department, IGRS platform, and Webland to operationalize and give full effect to these instructions within ninety (90) days from the date of issue of these orders.

A monthly progress report shall be submitted to Government on the completion of these changes. The IGRS shall designate a nodal officer to oversee the technical implementation and serve as a single point of contact between the IGRS, CCLA, and other departments.

16. COMPLIANCE AND RESPONSIBILITY:

These orders shall come into force with immediate effect. All officers of the Registration and Revenue Departments shall ensure strict and uniform compliance with these instructions. Any deviation from these orders shall be viewed seriously and dealt with in accordance with the rules in force. The CCLA, IGRS, and District Collectors shall take necessary steps to brief all concerned officers on these instructions. The CCLA and IGRS shall jointly conduct orientation workshops for all Revenue Divisional Officers, Sub-Collectors, Joint Collectors, District Registrars, and Sub-Registrars within thirty (30) days from the date of issue of these orders.

(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 (CCLA), Andhra Pradesh,
Mangalagiri.

The Principal Secretary to Government, Revenue (Endowments) Department.

The Principal Secretary to Government, Minority Welfare Department.

The Special Chief Secretary to Government, Water Resources Department.

The Inspector General of Registration and Stamps, Andhra Pradesh, Tadepalli.

The Commissioner, Endowments, Andhra Pradesh, Vijayawada.

The Commissioner and Director of Municipal Administration, Andhra Pradesh.

The Principal Chief Conservator of Forests, Andhra Pradesh.

The Chief Executive Officer, Andhra Pradesh Wakf Board, Vijayawada.
All District Collectors in the State of Andhra Pradesh.
All Joint Collectors in the State of Andhra Pradesh.
All Revenue Divisional Officers in the State of Andhra Pradesh.
All Sub-Collectors in the State of Andhra Pradesh.
All District Registrars in the State of Andhra Pradesh.
The Managing Director, APIIC, Andhra Pradesh.
The Managing Director, APMB, Andhra Pradesh.

Copy to:

The Special C.S. to the Hon'ble Chief Minister.
The P.S. to Hon'ble Minister for Revenue, R&S.
The P.S. to Chief Secretary to Government, A.P.
The P.S. to Spl.C.S to Govt., Revenue (R&S) Dept.
SF/SC

//FORWARDED BY ORDER//

SECTION OFFICER

ANNEXURE – I

(Proforma for properties owned by religious or charitable institutions / wakf board)

**[Section 22-A(1)(c)]
AGRICULTURAL PROPERTIES**

District: _____ Revenue Mandal: _____
Village: _____
Registration Sub-District: _____

Sl.No	Sy.No/LPM No	Sub-Division	Classification	Extent	Name of Institution	Reasons for Prohibition

REVENUE DIVISIONAL OFFICER / SUB-COLLECTOR

**(Countersigned by Commissioner of Endowments /
CEO, Wakf Board)**

NON-AGRICULTURAL PROPERTIES

District: _____ Town: _____
Registration Sub-District: _____

Ward No	Block No	TS No/Survey No/LPM No	House No/Plot No	Extent	Name of Owner/Institution	Reasons

REVENUE DIVISIONAL OFFICER / SUB-COLLECTOR

**(Countersigned by Commissioner of Endowments/
CEO, Wakf Board)**

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