



ఆంధ్రప్రదేశ్ రాజ పత్రము
THE ANDHRA PRADESH GAZETTE
PUBLISHED BY AUTHORITY

PART I EXTRAORDINARY

No.5

AMARAVATI, MONDAY, JANUARY 5, 2026

G.977

NOTIFICATIONS BY GOVERNMENT

--X--

REVENUE DEPARTMENT
(REGISTRATION-I)

CERTAIN AMENDMENTS TO THE ANDHRA PRADESH RULES UNDER THE
REGISTRATION ACT, 1908.

[G.O.Ms.No. 2, Revnue (Registration-I), 2nd January, 2026.]

NOTIFICATION

In exercise of the powers conferred under Section 69 of The Registration Act, 1908, the Government of Andhra Pradesh hereby makes the following amendments to the Andhra Pradesh Rules under the Registration Act, 1908.

AMENDMENT

In the said Rules:-

In the heading of Chapter VII, after the figures "21,22(i)", the following shall be inserted, namely:

"(22(C))"

2. In Rule 20, after Sub Rule (A), the following Sub Rules shall be inserted namely,

20-B(i): A document or electronic record shall be treated as forged for the purpose of these Rules if it has been dishonestly or fraudulently made, signed, sealed, executed, transmitted, or altered, in whole or in part, so as to purport that it was made, signed, sealed, executed, transmitted, or altered by or with the authority of a person by whom or by whose authority it was not so made, signed, sealed, executed, transmitted, or altered, with the intention of causing it to be acted upon or accepted as genuine.

Provided that the fact of forgery shall be deemed established only upon a finding or declaration to that effect made by a competent Court of law, and such finding or declaration shall be brought to the notice of the Registering Officer before any action is taken under this Rule.

(ii): No document which is forged, as defined in sub-rule (i), shall be accepted for registration under the Act, or the Rules made thereunder. Where a competent court has declared a document to be forged, and the same has been brought to the notice of the Registering Officer, such Registering Officer shall refuse to register the said document. The Registering Officer shall record the reasons for such refusal in writing in **Book No. 2**, in accordance with Rule 161 of these Rules..

20 C (i): No document purporting to transfer, assign, convey, gift, mortgage, lease, exchange or otherwise deal with any immovable property which is under permanent or provisional attachment by a competent authority having statutory competence under any Central Act or State Act for the time being in force, or by order of any Court or Tribunal exercising powers conferred by law, shall be registered during the subsistence of such attachment.

(ii) Every order of attachment issued by any authority, shall clearly disclose the statutory provision under which such authority is competent to issue the order. The Registering Officer shall verify the disclosure of such statutory competence before acting upon the order.

(iii) If the Registering Officer is satisfied that the order of attachment is issued by a competent authority under valid statutory powers, he shall refuse registration of the concerned document under Section 71 of the Act, recording reasons in writing.

(iv) Where, upon scrutiny, the Registering Officer finds that an order of attachment does not disclose the statutory competence of the issuing authority, the Registering Officer shall, without delay, notify the issuing authority to disclose the statutory provision under which such order has been issued and shall communicate the same forthwith; and such order shall not be acted upon until the deficiency is rectified.

(v).(a) Every officer competent to issue an order of attachment shall set forth therein full particulars of the property, including the name of the District, Mandal, Village, Survey Number / Town Survey Number, Sub-Division, Layout Permit Number, Extent, Door Number and plinth area in the case of a house or building, and the four boundaries thereof and send it to the Registering Officer, in whose jurisdiction the attached property is situated, along with an intimation in the proforma prescribed in Appendix-XI

(b) The Registering Officer shall, on receipt of the attachment order and the intimation thereof, verify and satisfy himself that full particulars of the property are duly furnished and if not so furnished, he shall return the same to the competent authority for retransmission after supplying the omissions.

(c) No Registering Officer shall act upon or give effect to any attachment order unless the requirements of clause (a) of this rule are duly complied with.

(vi): Upon receipt of an order of attachment along with intimation in accordance with sub-rules (ii) to (v), the Registering Officer shall forthwith make an entry in the **Prohibited Property Register** maintained in his office, specifying the particulars of the property, and the date of receipt of such order.

(vii): Where the attachment is vacated, withdrawn, or set aside by the competent authority, Court, or Tribunal, and such order is duly communicated, the Registering Officer shall, after verifying its authenticity, forward the matter to the Registrar of **the District** for removal of the entry from the Prohibited Property Register.

3) For rule 26 (i) (k), the following, shall be substituted namely:-

26 (i) (k) (i) The registering officer shall ensure, at the time of presentation for registration of cancellation deeds of previously registered deeds of conveyance on sale before him, that such cancellation deeds are executed by all the executant and claimant parties to the previously registered conveyance on sale and that such cancellation deed is accompanied by a declaration showing mutual consent or an order of a competent Civil or High Court or the State or Central Government annulling the transaction contained in the previously registered deed of conveyance on sale.

Provided that notwithstanding anything contained in this Act or these Rules, the Registering Officer shall register documents, cancelling any previously registered document, executed by a Civil Judge or an authority constituted under any statute or the Government competent to execute such deeds.

(ii) Save in the manner provided for above, no cancellation deed of a previously registered deed of conveyance on sale before him shall be accepted for presentation for registration.

4) In Rule 161, after sub-rule (XVI), the following sub-rule shall be inserted, namely:

(XVII): Section 22-C – That the document is found to be in contravention of the provisions of Section 22-C.

5) In the heading of Chapter XXV, the figures “72 to 77-B” shall be substituted for the figures “72 to 76”.

6) After Rule 181 in Chapter XXV, the following Rules shall be added, namely:-

181-A: (i) The Registrar may, on a complaint received from any person, initiate proceedings for cancellation of the registration of any document under Section 77- A of the Act, where such document is found to have been registered in contravention of the provisions of Section 22-A, Section 22-B, or Section 22-C of the Act.

(ii) The Registrar may, *suomotu*, initiate such proceedings based on

- a. the findings of any inspection or enquiry or verification by the departmental authorities or any audit or;
- b. information received from the Government authorities,

which disclose contravention or violation of the provisions of Section 22-A or Section 22-B or Section 22-C of the Act

(iii) Every complaint under sub-rule (i) shall be submitted in writing to the Registrar within whose jurisdiction the document was registered, in the format prescribed in Form-1 of the Appendix-XII, and shall be accompanied by –

- (a) particulars of the document sought to be cancelled, including its registration number, date of registration and names of the parties thereto;
- (b) specific allegations of contravention of the provisions of Section 22-A or Section 22-B or Section 22-C of the Act, supported by documentary evidence such as copies of prior registered documents, affidavits or official records.

N.B.—No fee shall be payable for filing a complaint under this sub-rule.

(c) Upon receipt of the complaint, the Registrar shall issue an acknowledgment to the complainant in Form-2 of the Appendix-XII.

(iv) The Registrar shall conduct a preliminary examination of the complaint or the grounds for *suomotu* action within fifteen days from the date of its receipt or ascertainment, as the case may be, and if a *prima facie* case is made out, shall commence proceedings; or where no such case is made out, reject the complaint or drop the *suomotu* action, recording reasons therefor in a register to be maintained in Form-3 of the Appendix-XII.

181-B (i) Upon initiation of proceedings under Rule 181-A, the Registrar shall issue a notice in Form-4 of the Appendix-XII, to all parties to the document and to such other persons who, in his opinion, may be affected by the proposed cancellation.

(ii) Service of notice under sub-rule (i) shall be effected

- (a) by registered post with acknowledgment due; or
- (b) by electronic mail, where the e-mail address is available in the records; or
- (c) by publication in one local newspaper having circulation in the area, where the address of any persons is unknown or cannot be reasonably ascertained.

(iii) Every notice issued under sub-rule (i) shall specify—

- (a) the particulars of the document proposed to be cancelled and the alleged contravention;
- (b) copies of the relevant material, records or evidence relied upon;

(c) a direction to submit a reply in writing, supported by affidavits and documentary evidence, within fifteen days from the date of receipt of the notice; and

(d) an intimation that, in the event of failure to submit a reply within stipulated time, may result in the proceedings being decided ex parte.

(iv) For the purposes of conducting proceedings relating to cancellation of documents registered in contravention of Sections 22-A, 22-B, or 22-C of the Act, the Registrar shall have the power to summon the executants, witnesses or any person concerned, and to enforce their attendance or production of documents in accordance with Section 77-A of the Act. The Registrar shall conduct the enquiry as summary proceedings, and no such proceedings shall be commenced unless notice has been duly served in the manner specified in sub-rule (ii).

(v) Upon conclusion of the enquiry, if the Registrar is satisfied that the document has been registered in contravention of Section 22-A, Section 22-B or Section 22- C of the Act, he shall record such finding in writing and proceed further in accordance with the procedure prescribed under these rules.

(vi) Where the Registrar determines that no contravention of Section 22-A, Section 22-B or Section 22-C of the Act is established, he shall record such finding in writing and pass an order rejecting the complaint, holding that matter does not fall within the ambit of Section 77-A of the Act.

181-C (i) For the purpose of taking a decision on the finding recorded by the Registrar under Rule 181-B (v), a Committee shall be constituted, consisting of—

- (a) the District Collector as Chairperson;
- (b) the Joint Collector as Member;
- (c) the Revenue Divisional Officer concerned as Member; and
- (d) the Registrar as Convenor.

(ii) The committee shall meet, within fifteen days from the date of referral by the Registrar, and

- (a) review the proposal of the Registrar, the replies received, if any, and the evidence adduced;
- (b) verify the facts against official records; and
- (c) The Committee shall record its decision in writing and forward the same to the Registrar.

(iii) Upon receipt of the Committee's written decision, the Registrar shall, within seven days, pass the final order strictly in accordance with the decision of the Committee, either cancelling the registration of the document or rejecting the proposal, as the case may be, and shall communicate the order to all concerned parties.

181-D (i) The Inspector General of Registration shall, on noticing any violation of Sections 22A, 22B or 22C of the Act, in respect of any registered document, either

on a complaint of any person or on a reference from any Government authority, issue notices to all parties to the document and such other persons interested therein informing them the violation and asking them to show cause within a stipulated period as to why the said document should not be cancelled in view of the said violation.

(ii) he shall, after considering the replies received or after expiry of the period stipulated in the notice, take appropriate action either cancelling the registration of the document or rejecting the compliant.

181-E Where cancellation of document is ordered under sub-rule (iii) of Rule 181 C or under Sub Rule (ii) of Rule 181 D—

(i) the order of cancellation shall be communicated to the Registering Officer concerned, who shall, mutatis mutandis take further action thereon as per the procedure prescribed in rule 118 of these rules.

(ii) intimation of the cancellation shall be sent forthwith to all affected persons and to the concerned Revenue, Municipal and Panchayat authorities, and the respective officers shall carry out the necessary changes in their records in accordance with the order of the Registrar.

181-F. (i) The appeal to be submitted to the Inspector General of Registration shall be in Form-5 of the Appendix XII and be accompanied by a copy of the order appealed against and a copy of the document in question within thirty days from the date of receipt of order issued by the Registrar.

(ii) The Inspector General shall dispose of the appeal within six months from the date of its receipt and communicate his orders to the Registrar concerned, besides appellant.

(iii) On the further appeal against the order of the Inspector General of Registration, the committee constituted, consisting of-

- (a) the Principal Secretary to Government, Revenue (Registration) Department, as Chairperson;
- (b) the Inspector General of Registration as Member-Secretary;
- (c) the Secretary to Government, Law Department, or his nominee

(iv) The committee shall take a decision on the appeal within six months and within three weeks thereafter, the Government shall issue orders in pursuance of the decision of the Committee.

7) In the heading of Chapter XXVII, the words and figure ("Section 83") shall be substituted by the following, -namely;

("Sections 81-A, 81-B and 83")

8) In between the Rules 188 and 189, the following Rules shall be inserted, namely:-

188-A. (i) Where it appears to the Inspector General of Registration or the Registrar that a registering officer or any person employed in his office has registered a

document in contravention of the provisions of Section 22-A or Section 22-B or Section 22-C of the Act, such officer shall cause an inquiry to be conducted into the matter.

(ii) The inquiry under sub-rule (i) shall be initiated either suomotu or on receipt of a complaint in writing and shall be conducted in a summary manner by the Registrar.

(iii) The complaint referred to in sub-rule (ii) shall be accompanied by—

- (a) particulars of the document registered in contravention, including its registration number, date of registration and names of the parties thereto; and
- (b) specific allegations of contravention, supported by evidence such as copies of the document, relevant records or affidavits.

(iv) Upon initiation of the inquiry, a show cause notice shall be issued to the registering officer or the person employed, in Form-1 of the Appendix-XIII, to these rules, calling upon him to furnish a reply in writing within fifteen days from the date of receipt of the notice, explaining why action under Section 81-A of the Act should not be taken.

(v) The Registrar shall, after considering the reply, if any, and after affording an opportunity of personal hearing if requested, submit a report to the Inspector General of Registration within three months from the date of initiation of the inquiry, recommending whether the contravention is established or whether the act was done in good faith as defined in the Explanation to sub-section (2) of Section 81-A of the Act.

(vi) For the purposes of determining good faith under sub-section (2) of Section 81-A of the Act, the Registrar shall consider—

(a) whether the registering officer acted in accordance with the provisions of Act, Rules, departmental guidelines and circulars in registering the document against the provisions of Section 22-A, Section 22-B or Section 22-C ;

Provided that, where the Registrar is unable to establish such contravention beyond reasonable doubt in respect of properties covered under Section 22-A, he may seek confirmation from the competent authority which had furnished the particulars of the prohibited property.

Provided further that, where any act or omission by a Registering Officer, or by any person presenting or executing a document, amounts to a contravention of the provisions of the Act or these Rules, such act or omission shall not be deemed a willful contravention on the part of the Registering Officer if it is found to have arisen from a bona fide mistake of fact, committed in good faith, and under a belief justified by law, as envisaged under Section 17 of the Bharatiya Nyaya Samhita. For the purposes of this rule, bona fide mistakes may include, but are not limited to, the errors arising from—

- (a) clerical or typographical mistakes in the preparation or entry of documents;
- (b) inadvertent misinterpretation of facts presented by the executant or claimant parties;
- (c) reliance on official records or certificates which are subsequently found to be incorrect or incomplete;

- (d) misapplication of procedural provisions due to genuine confusion arising from overlapping or amended rules; and
- (e) any other factual mistake committed in good faith under a belief reasonably justified by law.

(vii) Where the report under sub-rule (v) establishes that the contravention was not committed in good faith, the Inspector General of Registration shall, after due examination, authorize the Registrar to initiate prosecution. The Registrar shall thereupon file the complaint before the appropriate Magistrate under sub-section (1) of Section 81-A of the Act, along with all relevant records, and shall report compliance to the Inspector General of Registration.

Provided that penal action shall not be initiated where the part extent of a particular survey number or clearly unidentifiable properties are furnished by the competent authorities and entered by the registering officer in the prohibited property register.

(viii) No prosecution shall be instituted against the registering officer under this rule without the prior sanction of the Inspector General of Registration.

188-B. (i) All complaints, notices, reports and orders under Rules 188-A and 188-B shall be recorded in a separate register maintained in Form-2 of the Appendix-XIII.

(ii) The Inspector General of Registration may issue guidelines or circulars from time to time for the uniform implementation of Sections 81-A and 81-B of the Act, including checklists for verification to establish good faith or due diligence.

9) After Appendix-X under the Rules, the following Appendices shall be added, namely---

Appendix -XI

(Section 22(C)(3))

(Proforma for INTIMATION OF ATTACHMENT by competent authority under any Central Act or State Act or Any court or Tribunal)

AGRICULTURAL PROPERTIES

DISTRICT:

REVENUE MANDAL:

VILLAGE:

REGISTRATION SUB-DISTRICT:

Sl No	Sy No	Sub-Division	Classification of land	Extent Declared as surplus	Boundaries	Name of the Owner	Order of Appellate Tribunal Ref No
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)

Competent authority with seal

NON-AGRICULTURAL PROPERTIES

DISTRICT:

TOWN:

REGISTRATION SUB DISTRICT:

Town			House No/Plot No/Flat No	Extent of site	Boundaries	Name of the owner	Declared Surplus in Order Ref
(1)			(2)	(3)	(4)	(5)	(6)
Ward No	Block No	Town Survey / Survey No					
(A)	(B)	(C)					

Competent authority with seal

Appendix XII

(Rule 181-A)
Form-1**Complaint for Cancellation of Registered Document under Section 77-A of the Registration Act, 1908**

1. **Name of the Complainant:**
2. **Father's / Husband's Name:**
3. **Age:**
4. **Address of the Complainant:**
5. **Details of the Document complained of:**
 - (a) Document No.
 - (b) Year of Registration
 - (c) Date of Registration
 - (d) Nature of Document (Sale / Gift / Mortgage / Lease / Settlement / GPA, etc.)
 - (e) Name of the Sub-Registrar Office where registered
.....
6. **Grounds of Complaint (tick as applicable):**
 - ☐ Document registered in contravention of Section 22-A
 - ☐ Document registered in contravention of Section 22-B
 - ☐ Document registered in contravention of Section 22-C
 - ☐ Other (please specify)
7. **Brief Statement of Facts:**
.....
.....
8. **Relief Sought:**
Cancellation of the registration of the above document under Section 77-A of the Registration Act, 1908.
9. **List of Documents enclosed in support of complaint:**
 - (a)
 - (b)
 - (c)

10.Verification:

I, ..., the complainant herein, do hereby declare that the facts stated above are true and correct to the best of my knowledge and belief.

Place:**Date:**

(Signature of the Complainant)

Name:

Form-2**Acknowledgement of Complaint for Cancellation of Registered Document**

Received a complaint under Section 77-A of the Registration Act, 1908, from:

1. **Name of the Complainant:**
2. **Address of the Complainant:**
3. **Details of the Document complained of:**
 - (a) Document No.
 - (b) Year of Registration
 - (c) Date of Registration
 - (d) Nature of Document
 - (e) Name of Sub-Registrar Office where registered

Date of Receipt of Complaint:**Complaint Registration No.:**

This acknowledgement is issued subject to scrutiny of the complaint and accompanying documents.

Place:**Date:**

(Signature of Receiving Officer)

Name:

Designation: Registrar / Authorized Officer

Form-3**Register of Cancellation Proceedings under Section 77-A of the Registration Act, 1908**

S l. No.	Co m p l a i n t R e g i s t r a t i o n N o.	Dat e of R e c e i p t of C o m p l a i n t	Nam e & Addr ess of Com plai nant	Doc um ent No. & Yea r	Nat ure of Doc um ent	SR O wh ere reg iste red	Gr ou nd s all eg ed (2 2- A / 22 -B / 22 - C)	Da te (s) of No tic e iss ue d	Da te (s) of He ari ng	Or der N o. & D ate	Res ult (Ca nce lled / Rej ect ed)	Date of Com muni catio n to Partie s	Date of Entry in Inde xes/ Book s	Re marks
----------------	--	--	---	--	--------------------------------------	--	---	---	--	---------------------------------------	--	---	--	-------------

Instructions for Maintenance:

1. This register shall be maintained in the office of every Registrar / District Registrar in bound volumes, page-numbered and attested by the District Registrar.
2. Each complaint shall be given a serial number in chronological order, which shall also be referred to in all correspondence and orders.
3. A copy of the final order and cancellation certificate shall be filed with the relevant entry in this register.
4. Entries regarding cancellation shall be cross-referenced to the concerned Indexes.

Form-4**Notice to Respondent / Executant under Section 77-A of the Registration Act, 1908**

From:
The Registrar / District Registrar,
.....

To:
Sri / Smt.
S/o / D/o / W/o
Address:

Whereas a complaint has been received under Section 77-A of the Registration Act, 1908, seeking cancellation of the registration of the following document:

1. Document No.:
2. Year of Registration:
3. Date of Registration:
4. Nature of Document:
5. Sub-Registrar Office:

And whereas the said complaint alleges that the above document has been registered in contravention of Section 22-A / Section 22-B / Section 22-C of the Registration Act, 1908;

You are hereby called upon to show cause, within _____ **days** from the date of receipt of this notice, as to why the registration of the aforesaid document should not be cancelled under Section 77-A of the Registration Act, 1908.

You may appear in person or through an authorised representative and file your written statement along with supporting documents, if any, on or before the date fixed for hearing.

In the event of your failure to respond within the stipulated time, the matter will be decided *ex parte*, based on the material available on record.

Place:

Date:

(Signature of Registrar)

Name:

Designation: Registrar / District Registrar

Form-5

Model Appeal format

The [Name of Appellate Authority, e.g., Inspector General of Registration / Principal Secretary to Government]

[Address]

From:

1. Name of the Appellant:
2. Father's / Husband's Name:
3. Address:
4. Contact No:

Versus

1. Name of the Respondent (if any):
2. Address:

Subject: Appeal against the order dated passed by the [Name of Registrar] under Section 77A of the Registration Act, 1908, relating to the cancellation of document bearing No., dated, registered at [Name of Sub-Registrar Office].

Respectfully state that:

1. Particulars of the Original Order:
 - o Order No.:
 - o Date of Order:
 - o Office/Authority:
 - o Nature of Document:
2. Grounds of Appeal:

(Briefly state the factual and legal grounds for the appeal, e.g., procedural irregularity, erroneous finding, violation of statutory provisions, non-consideration of material evidence, etc.)
3. Reliefs Sought:

- Quash / set aside the order dated passed by [Name of Registrar] under Section 77A.
- Direct the concerned authority to [state specific relief, e.g., restore registration, permit execution of cancellation deed, etc.].
- Any other relief deemed just and proper in the circumstances of the case.

4. Supporting Documents:

- Copy of the order appealed against.
- Copy of the registered document in question.
- Any other documents supporting the appeal.

Verification:

I, [Name of Appellant], do hereby verify that the contents of this appeal are true and correct to the best of my knowledge and belief. No part of this appeal is false, and nothing material has been concealed therefrom.

Place:.....

Date:

Signature of the Appellant

Appendix XIII

Form-1

(Rule 188-A)

Model Show Cause Notice under Section 81 A

To

[Name of the Registering Officer / Person Employed]

[Designation / Office]

[Address]

Subject: Show Cause Notice under Section 81-A of the Registration Act, 1908

Whereas, pursuant to an inquiry initiated under the Andhra Pradesh Registration Rules, it has come to the notice of the [Designated Authority / District Registrar] that you, in the discharge of your official duties as [Designation], are alleged to have committed certain irregularities in relation to registration of documents at [Sub-Registrar Office/Department]. The alleged contraventions are stated to constitute violations of the provisions of the Registration Act, 1908, particularly under Sections 22A, 22B, or 22C, and may attract action under Section 81-A of the Act. Copies of the documents, records, and other material evidence forming the basis of the allegation are enclosed herewith for your reference.

You are hereby called upon to show cause in writing within fifteen (15) days from the date of receipt of this notice as to why disciplinary or other action under Section 81-A of the Registration Act, 1908, should not be initiated against you. Your reply must specifically address each point of allegation and may include supporting documents. If so desired, a personal hearing will be granted, and you may indicate your request for such a hearing in your written reply, specifying convenient dates. Please note that failure to submit your reply within the stipulated period may result in an ex parte decision being taken against you under Section 81-A of the Act without further notice.

This notice is issued under the authority of the [Designated Authority / District Registrar], in exercise of powers conferred under Sections 77A and 81-A of the Registration Act, 1908, and in accordance with the Andhra Pradesh Registration

Rules. You are advised to furnish your explanation strictly within the prescribed time frame.

Enclosures: Copies of relevant documents/evidence

You are advised to furnish your explanation strictly within the prescribed time frame.

Place:

Date:

By Order of
[Name & Designation of the Issuing Authority]
[Seal / Stamp]

Form-2

(Rule 188-B)

REGISTER OF COMPLAINTS, NOTICES, REPORTS AND ORDERS UNDER RULES 188-A
AND 188-B

Sl. No.	Date of Entry	Name & Designation of Officer / Person Concerned	Nature of Complaint / Allegation	Reference of Notice / Report / Order	Date of Issue of Notice / Report / Order	Date of Reply Received	Action Taken / Remarks	Date of proposal send to IG
Date of permission received from IG		Date of filing Prosecution Before Magistrate	Remarks					

G. SAI PRASAD,
Special Cheif Secretary to Government (FAC).

--X--