



THE ASSAM GAZETTE

অসাধাৰণ

EXTRAORDINARY

প্ৰাপ্ত কৰ্তৃত্ব দ্বাৰা প্ৰকাশিত

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No. 640 Dispur, Tuesday, 9th September, 2025, 18th Bhadra, 1947 (S. E.)

GOVERNMENT OF ASSAM

ORDERS BY THE GOVERNOR

REVENUE & DISASTER MANAGEMENT DEPARTMENT

NOTIFICATION

The 9th September, 2025

No.E-541575/2025.- Whereas, Section 21A of The Registration (Assam Amendment) Act 2009, says "Notwithstanding anything contained in any other provision of this Act, no non - testamentary instrument relating to immovable property shall be accepted for registration, unless the **District Commissioner of the concerned district issues a No Objection Certificate** containing the description of such immovable property to be transferred and also such other No objection Certificates, which are required to be issued by the District Commissioner or any other Authority under any law for the time being in force or under any Executive Instruction, Order etc. issued by the State Government from time to time;

Provided that **all such No Objection Certificates shall be issued within a period of thirty days** from the date of the receipt of application and in case No Objection Certificate is **not issued within the stipulated period of thirty days, a speaking order with reasons thereof shall be issued** to the applicant within the said stipulated period."

And Whereas, it has come to the notice of the Government that several cases of attempt to transfer land by fraudulent means are happening in some places of the State where land belonging to some religious communities are forcibly being transferred to people of other religious communities by some vested interest groups to create conflict on communal lines.

And Whereas State Government vide Notification No. E-457453 dated 07.03.2024 had kept in abeyance the grant of No Objection Certificate (NOC) for sale of land under Section 21A of the Registration Act, 1908, for all cases where the buyer and seller belong to different religions for a period of three months from the date of issuance of the above said notification,

And Whereas the Hon'ble Finance Minister vide Budget Announcement 2025-26, had stated that "Given the sensitivities involved in land transfer matters in the state all cases of inter religion land transfers between individuals will be given effect after due approval of the State Government".

And Whereas, in pursuance of the notification dated 07-03-2024, Joint Secretary (Registration)/Additional Director of Land Records was appointed as Nodal Officer Inter Religion Land Transfer, Revenue and Disaster Management Department, and proposals of District Commissioners have been forwarded to the Nodal Officer.

And Whereas, the proposals forwarded by District Commissioners for inter-religion land transfer could not be processed further due to the lack of a clear-cut Standard Operating Procedure (SOP),

Now therefore, the Governor of Assam is pleased to notify the following SOP for grant of No Objection Certificate (NOC) by the District Commissioner for Registration of Transfer of Land (Land Sale, Lease Gift etc.) under Section 21A of Registration Act, 1908 in cases where the buyers and sellers belong to different religious communities, as outlined below :-

1. An application for grant of NOC for Transfer of land shall be made by the applicant through SEWA SETU portal, to the office of the District Commissioner under whose jurisdiction the land is situated, with details on the reasons for sale and the value of transaction.
2. District Commissioner shall collect a report from the concerned Circle Officer on the veracity of the details submitted by the applicant.
3. District Commissioner, upon receipt of the report from Circle Officer shall forward the application to the Nodal Officer, Inter Religion Land Sale permission, Revenue & D.M. Department for examination of the comprehensive report.
4. The Nodal Officer, Inter Religion Land Sale permission, Revenue & D.M. Department will further seek a report from Special Branch(SB), Assam Police HQ, on the following points.

a. Whether such transfer of land could be under undue threat, coercion or fraudulent means.

b. Whether such transfer of land has the propensity to disturb peace and communal harmony in the area of proposed Land Transfer

c. Whether such land transfer could pose a threat to national security

d. Character & Antecedent report of buyer and seller.

5. Upon receipt of the report from Special Branch, the Nodal Officer, Inter Religion Land Sale permission, Revenue & D.M. Department shall forward the same to the District Commissioner concerned.

6. Subsequent to the receipt of the report of the Special Branch from the Nodal Officer, Inter Religion Land Sale permission, Revenue & D.M. Department, District Commissioner will take a decision to either call for further queries from the applicants, reject the proposal or issue NOC for such Land Transfer.

7. In the event that an application is not disposed within 30 days from the date of application, the District Commissioner will issue speaking order with reasons thereof to the applicant within the said stipulated period as per the provisions of Section 21A.

This Notification shall come into force with immediate effect.

LAMCHONGHOI SWEETY CHANGSAN,
Additional Chief Secretary to the Government of Assam,
Revenue & Disaster Management Department.