

**GOVERNMENT OF ANDHRA PRADESH
ABSTRACT**

Registration & Stamps Department – Exemption of Stamp Duty and Registration charges in respect of land transactions relating to establishment of AI Data Centres by M/s. Vizag Hyperscale Data Center Park Limited, M/s. Vizag Mega Data Center Park Limited and M/s. Vizag Rambilli Data Center Park Limited – Orders – Issued.

REVENUE (REGISTRATION) DEPARTMENT

G.O.MS.No. 472

Dated: 30-07-2026

Read the following:

1. E-file received from Industries & Commerce (Infrastructure) Department FileNo.INC01/155/2026-AS-IV INC01/155/2026-AS-IV,(C.No. 3236662)
- 2.G.O.Ms.No.40, ITE&C (Prom) Department, dated 11.10.2025.
- 3.G.O.Ms.No.2, ITE&C (Prom) Department, dated 18.02.2026.
- 4.G.O.Ms.No.4, ITE&C (Prom) Department, dated 27.02.2026.
- 5.G.O.Ms.No.20, ITE&C (Prom) Department, dated 17.04.2026.
- 6.Letter/e-file of the Vice Chairman & Managing Director, Andhra Pradesh Industrial Infrastructure Corporation (APIIC), dated 22.04.2026.
7. Report from the Inspector General, Registration & Stamps, Tadepalli, A.P., Dated:15.05.2026.

ORDER:

In the reference 1st read above, the request of the Vice Chairman & Managing Director, Andhra Pradesh Industrial Infrastructure Corporation (APIIC) through I&C Department for exemption of Stamp duty and Registration charges in respect of M/s. Vizag Hyperscale Data Center Park Limited, M/s. Vizag Mega Data Center Park Limited and M/s. Vizag Rambilli Data Center Park Limited in Visakhapatnam and Anakapalli District.

2. In the reference 2nd read above the VC&MD, APIIC have approved for allotment of 480 acres of land in Visakhapatnam and Anakapalli Districts (i)120 Acres of land in Adavivaram and Mudasarlova Villages of Vishakapatnam Rural Mandal (ii) 200 Acres of land in Tarluvada Village of Anandavaram Mandal in Visakhapatnam District (iii) 160 Acres of land in Rambilli Village, Rambilli Mandal, Anakapalli District to M/s Raiden Infotech India Pvt. Ltd for establishing AI data centers of about 1000 MW capacity with proposed investment of INR 87,520 crores along with fiscal incentives including 100% exemption of Stamp Duty and Registration Charges.

3. In the reference 3rd read above, the Government has approved allotment of a total extent of 601.4 acres of land, in place of the earlier 480 acres, by APIIC in favour of M/s Adani Infra (India) Limited, the notified partner of M/s Raiden Infotech India Pvt. Ltd., at Tarluvada village, Ananadapuram, Visakhapatnam District (266.6 acres), Adavivaram & Mudasarlova, Visakhapatnam (160 acres), and Rambilli, Anakapalli District (174.8 acres).

4. In the reference 4th read above, Government have approved for allotment of lands at three locations in the name of the Special Purpose Vehicles (SPV) - 100% subsidiary of M/s Adani Infra (India) Limited

i. Vizag Hyperscale Data Center Park Limited, 160 acres in Sy.Nos 275 part, 26-part, 27 part at Adavivaram & Mudasarlova, Visakhapatnam.

ii. Vizag Mega Data Center Park Limited 266.6 acres in Sy.No 1-LPM Nos 3212, 3227, 3214, 3213, 3218, 3217, 3220, 3229, 3230, 3219, 3211, 3226, 3431, 3222, 3232, 3249, 3231, 3248, 3221, 3228, Sy.No 35-LPM Nos 3436, 3439, 3435, Sy.No 71-LPM Nos 2635, 3223, 3224, 3225, 3433, 3243, Sy.No 72-LPM Nos, 3429, 3215, 3216, 3426, Sy.No 73-2-LPM No 2639, Sy.No 74- LPM Nos, 2640, 3233, 3235, 3236, 3237, 3238, 3239, 3240, 3234, Sy.No 75- LPM No 3424 at Tarluvada village, Ananadapuram, Visakhapatnam District.

P.T.O.,

iii. Vizag Rambilli Data Center Park Limited, 174.8 acres in Sy.Nos 37, 38p, 39, 40p, 41p, 42, 43, 44p, 45p, 46, 47, 48p, 49p, 50, 51, 52p, 53, 54, 55, 56, 57, 59, 60p, 61p, 139p, 138A, 138B at Rambilli, Anakapalli District.

5. In the reference 5th read above, Government have approved the recommendations of the Executive Steering Committee regarding fungibility of incentives, execution of sale deeds and other concessions in favour of M/s. Adani Infra (India) Limited.

6. The VC&MD, APIIC has requested the Government on exemption of Stamp Duty and Registration Fee for registration of the following :

a. M/s. Vizag Hyperscale Data Center Park Limited - Acs.160.00 cts at Adavivaram & Mudasarlova of Vishakapatnam District for registration of lease deed between Endowment & APIIC

b. M/s. Vizag Hyperscale Data Center Park Limited - Acs.160.00 cts at Adavivaram & Mudasarlova of Vishakapatnam District for registration of sub-lease deed between APIIC & the Company.

c. M/s. Vizag Mega Data Center Park Limited - Acs.266.60 cts at Tarluvada Village, Anandapuram, Vishakapatnam District for registration of Sale Agreement / Sale Deed

d. M/s. Vizag Rambilli Data Center Park Limited - Acs.174.80 cts at Rambilli, Anakapalli District for registration of Sale Agreement / Sale Deed.

7. The Inspector General, Registration & Stamps has furnished total financial implications involved towards exemption of stamp duty U/s 9(1)(a) of I.S Act, 1899 for an amount of Rs. 20,55,97,500/- and towards exemption of Registration Fee U/s 78 of Registration Act, 1908 for an amount of Rs.2,63,83,582/-.

8. Government, after careful examination of the matter have decided to exempt Exemption of Stamp Duty under Section 9(1)(a) of the Indian Stamp Act, 1899 for an amount of Rs. 20,55,97,500/- and Registration fee under Section 78 of the Registration Act, 1908, for an amount of Rs. 2,63,83,582/- in favour of a) M/s. Vizag Hyperscale Data Center Park Limited for an extent of Acs.160.00 Sy.Nos 275 part, 26 part, 27 part at Adavivaram & Mudasarlova, Visakhapatnam for registration of lease deed between Endowment & APIIC and subsequent sub-lease deed between APIIC & the Company and also b) M/s. Vizag Mega Data Center Park Limited to an extent of Acs.266.60 in Sy.No 1-LPM Nos 3212, 3227, 3214, 3213, 3218, 3217, 3220, 3229, 3230, 3219, 3211, 3226, 3431, 3222, 3232, 3249, 3231, 3248, 3221, 3228, Sy.No 35-LPM Nos 3436, 3439, 3435, Sy.No 71-LPM Nos 2635, 3223, 3224, 3225, 3433, 3243, Sy.No 72-LPM Nos, 3429, 3215, 3216, 3426, Sy.No 73-2-LPM No 2639, Sy.No 74-LPM Nos, 2640, 3233, 3235, 3236, 3237, 3238, 3239, 3240, 3234, Sy.No 75-LPM No 3424 at Tarluvada village, Anandapuram, Visakhapatnam District for registration of Sale Agreement / Sale Deed and c) M/s. Vizag Rambilli Data Center Park Limited to an extent of Acs.174.80 in Sy.Nos 37, 38p, 39, 40p, 41p, 42, 43, 44p, 45p, 46, 47, 48p, 49p, 50, 51, 52p, 53, 54, 55, 56, 57, 59, 60p, 61p, 139p, 138A, 138B at Rambilli, Anakapalli District for registration of Sale Agreement / Sale Deed.

9. Accordingly, the following notification will be published in an Extraordinary Issue of the Andhra Pradesh Gazette, dated:30.07.2026.

NOTIFICATION-I

In exercise of the powers conferred by clause (a) of Sub section (1) of Section 9 of the Indian Stamp Act 1899, the Governor of Andhra Pradesh hereby remit the Exemption of Stamp Duty and Registration charges in respect of land transactions relating to establishment of AI Data Centres by M/s. Vizag Hyperscale Data Center Park Limited, M/s. Vizag Mega Data Center Park Limited and M/s. Vizag Rambilli Data Center Park Limited.

NOTIFICATION-II

In exercise of the powers conferred by Section 78 of the Registration Act, 1908 (Act XVI of 1908), the Governor of Andhra Pradesh hereby makes the following amendment to the Book 1 of CARD of "Table of fee" issued in G.O.Ms.No.463, Revenue (Regn.I) Department, dated:17.08.2013 and subsequently amended from time to time.

AMENDMENT

In the said "Table of Fees" after category 6(b)(v), the following shall be added as 6(b)(vi)) namely:

6(b)(vi): No registration fee shall be levied on documents value in respect of land transactions relating to establishment of AI Data Centres by M/s. Vizag Hyperscale Data Center Park Limited, M/s. Vizag Mega Data Center Park Limited and M/s. Vizag Rambilli Data Center Park Limited.

10. This order issues with the concurrence of the Finance (FMU-I&I, Energy, I&C) Department vide their U.O.No.FIN01-FMU0ASD(IC) /17/2025, Computer No. 2974644, dated : 23/09/2025.

11. The Commissioner and Inspector General of Registration and Stamps, A.P., Tadepalli shall take further necessary action accordingly.

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

G.SAI PRASAD

SPECIAL CHIEF SECRETARY TO GOVERNMENT(FAC)

To

The Commissioner of Printing, Stationary and Stores Purchases, (Printing Wing Department, A.P., Vijayawada) He is requested to publish the Notification and furnish 25 copies to the C&IG Registration and Stamps A.P., Tadepalli under copy marking to this Department.

The Inspector General of Registration and Stamps, A.P., Tadepalli.

The I&C(INFRA) Department

The ITE&C(Prom) Department

The VC&MD, APIIC.

Copy to:

The Principal Secretary to Hon'ble Chief Minister.

The PS to Minister for Revenue, Registration and Stamps.

The OSD to Chief Secretary to Government.

The PS to Spl Chief Secretary to Government, Revenue Department.

SF/SC.

//FORWARDED :: BY ORDER//

SECTION OFFICER