

**GOVERNMENT OF ANDHRA PRADESH
REGISTRATION AND STAMPS DEPARTMENT**

CIRCULAR No:G1/ 1561 /2020,

Dated: 04 .12.2023

Sub: R&S, Dept. - CCA – Development of new application, CARD 2.0 and its deployment in the state - Officers from the field offices seeking clarification regarding obtaining Aadhar numbers of the parties to the documents executed/in favour of NRI's and Citizens of Indian Origin – certain clarification issued – Regarding.

Ref :1) Memo No. CARD/e-2012791/2021, dt. 26-10-2023

2) D.O.Letter No. 15028/1/2020-DBE-HQ-HO dt. 06-02-2023 of the Chief Executive Officer, UIDAI, New Delhi.



The attention is invited to the subject cited. They are informed that, a new version of software application, CARD 2.0 duly incorporating the process of mutation of properties is developed and deployed in the state and the registration and other services provided by the department are being delivered using the new application. In the new application, Aadhar numbers of the parties to the documents are required to prove the identity of the parties on voluntary basis.

2. It is further, informed that many registering officers are expressing doubts in relation to obtaining Aadhar numbers of the parties to various documents presented before them for registration. Most of the queries are regarding NRIs and citizens of Indian origin. As per aadhaar authorities there is no bar for issuing Aadhar card to NRIs and citizens of Indian origin. Aadhar cards are issued to even foreign citizens if they live in India for 182 days within a span of 365 days.

3. Vide reference ^{2nd}3rd cited the CEO, UAID requested the states that **"Aadhaar based biometric authentication of buyers, sellers and witnesses may be incorporated in the land/property registration process"**.

4. It is also informed that, registration of documents relating to transfer of immovable properties of both agricultural and non-agricultural classifications is to be followed by auto mutation of the immovable properties in the name of the transferees. Auto mutation of the property is carried out automatically through the CARD 2.0 application, the moment the document is registered.

5. It has also come to the notice of undersigned that fraudulent transactions have occurred by impersonation of the registering parties mostly masquerading as NRIs.

6. It is, therefore, clarified that Aadhar authentication is required on voluntary basis both for the transferor and transferee in relation to documents effecting transfers of immovable properties of all classifications both for NRIs/Citizens of Indian origin and resident citizens for completing the process of registration. If any party to a document refuses to share Aadhar number, the person ^{may be} ~~has to~~ be enlightened that the department cannot effect auto mutation of the property.



**Commissioner and Inspector General of
Registration and Stamps
A.P., Tadepalli.**

To

All the Deputy Inspectors General in the state,
All the District Registrars in the state,
All the Joint Sub Registrars in the state,
Copy to all the HOD officers and sections.

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