

**O/o Commissioner & Inspector General
Registration & Stamps, A.P., Tadepalli**

Circular Memo No. S1/P/5860/2021 Date: 06-12-2025

Sub:	Registration and Stamps Department — Partition deeds involving ancestral agricultural properties devolving by succession on intestacy — Clarification of executive instructions to be followed by Registering Officers in continuation of the circular on Integration of Records — Verification — Instructions issued — Reg.
Ref :	1. This Office Memo No. CARD/e-1730463-01, dated 31-03-2023 2. This Office Memo No. CARD/e-1730463, dated 03-08-2023 3. This Office Memo No. CARD/e-1730463-01, dated 03-08-2023 4. G.O.Ms.No. 478, Revenue (Regn.I) Department, dated 05-12-2025

In continuation of the instructions issued vide references cited above, the attention of all Registering Officers is invited to the procedure to be followed while registering documents relating to agricultural properties. It is once again reiterated that registration of agricultural properties shall not be entertained if the name of the executant is not reflected in the Pattadar column of the Webland electronic record maintained by the Revenue Department and as claimant in the Encumbrance Certificate obtained as on the date of presentation of the document. In cases where the executant claims ownership otherwise than by means of a registered document, such as by succession, will, or family inheritance, verification of the Encumbrance Certificate shall nevertheless be compulsory; however, the name of the executant need not be reflected in the Encumbrance Certificate in such cases.

It is further reiterated that in areas where resurvey has been completed or where Bhu Hakku Patras have been issued, registrations shall be effected only on the basis of LPM numbers. No registration shall be effected for part extent of an LPM and in all such cases sub-division shall be carried out mandatorily prior to effecting registration. The Registering Officer shall endorse the parties to obtain the required sub-division orders from the Tahsildar concerned before presenting the document for registration.

With respect to registration of partition deeds involving ancestral agricultural properties, it was instructed that a valid Family Member Certificate shall be obtained in all cases involving ancestors and legal heirs for the purpose of establishing the line of succession and confirming the co-parcener or co-owner status of the executants.

The Government, through G.O.Ms.No. 478 referred above, has amended Article 40 of Schedule IA to the Indian Stamp Act by inserting Article 40(iii), prescribing fixed stamp duty for partition deeds relating to agricultural properties devolving by succession on intestate death. As per the amendment, a stamp duty of Rs.100 shall be levied where the total market value does not exceed Rs.10 lakhs, and a duty of Rs.1,000 shall be levied where the total market value exceeds Rs.10 lakhs. The above instructions shall apply to all partition deeds relating to agricultural properties which have arisen or are claimed to have arisen by succession on intestacy, and also to documents referring to ancestral owners or co-parceners who are stated to have died intestate, where verification of such deaths and succession is material for establishing title and for applying the correct stamp duty under Article 40(iii).

While registering such documents, the Registering Officer shall ensure production

and verification of (i) death certificates of the deceased ancestors/proprietors whose names appear in the Webland or revenue records relating to the subject property, (ii) death certificates of successors, if any, who have died intestate prior to execution of the partition deed, in order to confirm the chain of succession, and (iii) the Family Member Certificate establishing the legal heirs or co-parceners. In addition to the above, the parties shall also produce a copy of the mutation application for updating the revenue records in accordance with the succession claimed in the document.

Pursuant to the Government amendment inserting Article 40(iii), Registering Officers shall apply the fixed stamp duty prescribed therein in all cases where the partition arises from intestate succession and only the property involved is agricultural in nature. If the document comprises properties other than agricultural properties, the appropriate stamp duty under the other relevant provisions of Article 40 of Schedule IA shall be applied.

All the Registering Officers in the State are instructed to follow the above instructions without any deviation.

DR B R AMBEDKAR, I.A.S

Inspector General

Registration and Stamps, A.P, Tadepalli

To

All the Registering Officers in the State.

All the DIGs/DRs/DRs (MV&A)/SRs(MV&A) in the State.

All Officers of O/o C&IG (R&S), A.P., Tadepalli.