



Registration and Stamps Department

Date: 12-02-2026

Department Overview

- One of the oldest Department established in 1864.
- To provide evidence of certain transactions by way of registration.
- To give publicity to the registered transactions – EC & CC
- To provide proof of genuineness of documents.
- Functions has *Royal Record Keeper* by preserving the Registration Documents.
- To provide Certified Copies and Encumbrances to Buyers, Lenders, Government and Courts.
- **Third largest Revenue earning Department.**

Revenue & documents Overview

Current Revenue: ₹14,214 Crores generated in the FY 2024-25.

Documents Registered: 17.49 Lakhs for the FY 2024-25.

Duty Rates on Sale deed:

Stamp duty – 5.5%

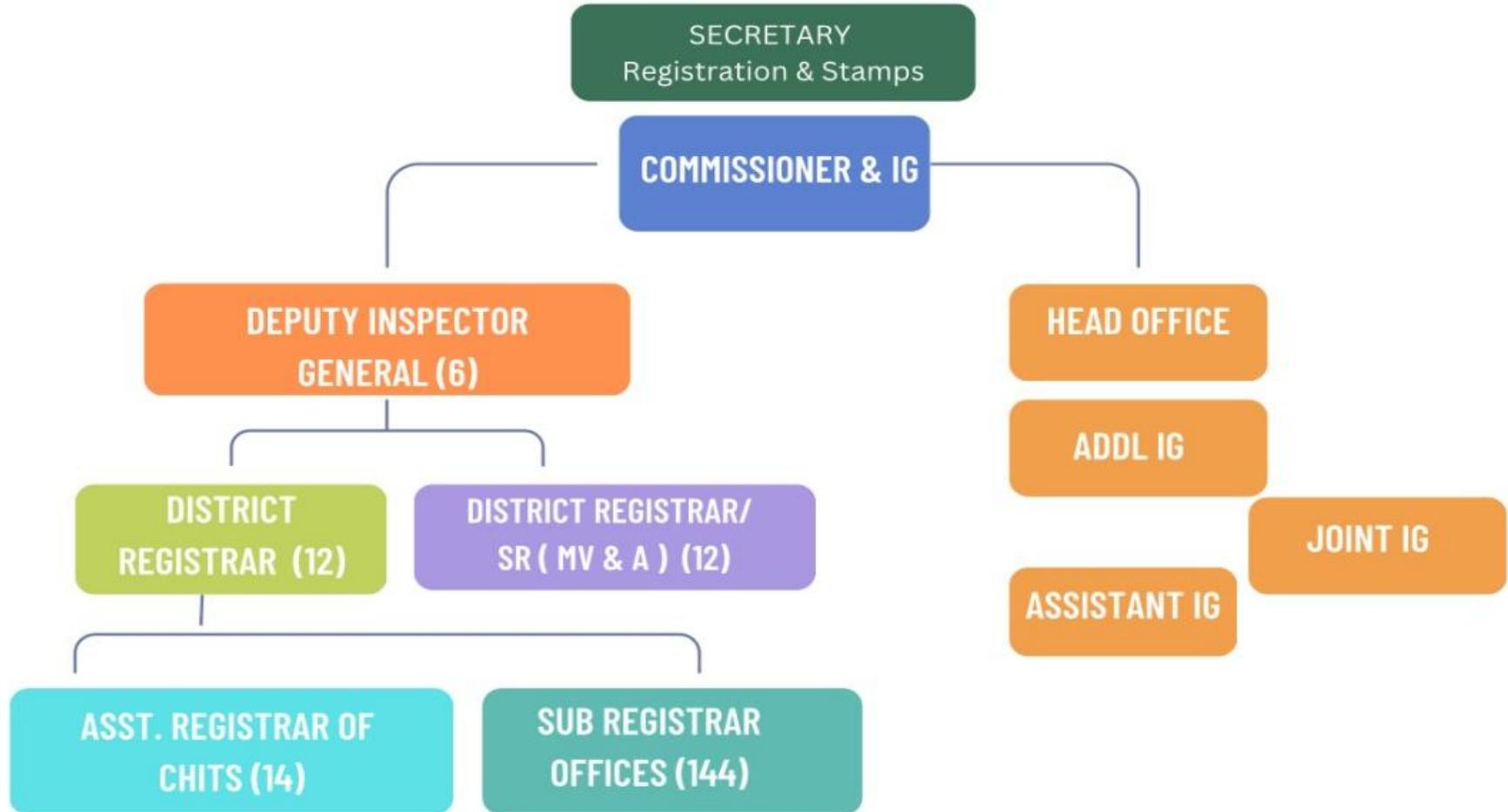
Transfer Duty – 1.5% (ULB area)

Registration Fee – 0.5% (ULB area) & 2.0% (RLB area)

Mutation fee - 0.1%

Total Duty rate - 7.6%

ORGANIZATIONAL SET UP



Acts Administered by the Department

- Indian Stamp Act, 1899 - Fiscal Act
- The Registration Act, 1908 - Procedural Act
- Indian Partnership Act, 1932 – Firms registration
- The Notaries Act, 1952
- The Chit Fund Act, 1982
- Telangana Societies Registration Act, 2001
- Special Marriage Act, 1954 – in SRO office
- The Indian Christian Marriage Act, 1954 – filing / record keeping
- Hindu Marriage Act, 1955

Registration Act – Constitutional provisions

- VII schedule - list III – concurrent list - so both the central and state legislatures got the competence to make the laws on the subject.
- Registration Act, 1908 is a **procedural Act** governed by Central Govt.
- If State government wants to make a new law (or) to amend 1908 Act, President assent is mandatory. (22A in 2007)
- Uniform procedure is followed throughout the country.
- Registration of deeds but not title.
- The Registration Bill, 2025 – Draft before Parliament – Aims to modernize property registration with digital, online and paperless process intending to replace the colonial era Registration Act, 1908.

Registration Act - Purpose

- Notifying public regarding legal rights and obligations arising or affecting a property
- Preserve the documents which are of legal importance in the future.
- Prevent frauds
- To ensure that the process is carried out in a proper way, legislative enactment was made.
- Court Evidence

Registration Act – Compulsory registerable documents

- Non-testamentary documents that reflect any action such as creation, declaration, transfer, limitation, or ending of any rights, title or interests in **immoveable property**.
- Sale deeds
- Agreement of sale
- Gift deeds
- Mortgage deeds
- Partition deeds
- Release deeds
- Leases of immoveable property for terms longer than one year
- Any court decree or order

Registration Act – Optional registerable documents

- Instruments creating/transferring rights on **movable property.**
- Leases of immovable property for a term not exceeding one year
- Will deed

Registration Act – Certain provisions

- **Document** should be in language understood by Registering Officer or accompanied by a translation into language commonly used in the district.
- Documents should not contain interlineations, blanks, erasures or alterations unless attested by the executants.
- Should contain description of property with boundaries and maps or plans – for identification of property (Svy No, H No, Address)
- The property should have authorized layout or construction.
- The property should not be in prohibited properties list.

Registration Act – Time limit for registration

- Within four months from date of execution (Signing by parties).
- With fine it may be extended to a maximum of another 4 months (n times of RF)
- Documents executed out of India – within 4 months from date of first receipt in India (based on evidence produced)
- Wills may be presented or deposited at any time.

Registration Act – Prohibited properties

Section 22-A (1) – Prohibition of Registration of certain documents – Immovable properties:

(a) Transfer is prohibited under any statute of the State or Central Govt – PoT Act, 1977 - Assigned lands (LLP, Ex-service men, Freedom fighters, Political sufferers)

(b) Properties owned by Central or State Government – state govt lands (Revenue), Irrigation lands, Tanks, Forest, R&B and other department lands; NHAI, Railways etc

(c) Owned by Religious and Charitable Endowments falling under Charitable and Hindu Religious Institutions and **Endowments** Act, 1987 or **Wakfs** falling under Wakfs Act, 1995.

*Competent authorities

Registration Act – Prohibited properties

(d) Ceiling surplus lands under Telangana Land Reforms (Ceiling on Agricultural Holdings) Act, 1973 or the Urban Land (Ceiling and Regulation) Act, 1976.

(e) State Government may by notification prohibit the registration in which avowed or accrued interests of Central/ State/ Local Bodies/Educational/ Cultural/ Religious and Charitable Institutions, those attached by Civil, Criminal, Revenue Courts and Direct and Indirect tax Laws and others which are like to adversely affect these interests – ACB / ED / CBI / ED attachments

*The lists shall be furnished by the competent authorities for Clause (a) to (e) and Notification is mandatory in respect of clause (e) by the State Government.

Registration Act – Enquiry before Registration

Limited enquiry powers exercised by the registering authority

- a) whether it was executed by person who purports to execute.
- b) satisfy regarding identity of the person appeared as executant (Seller).
- c) Representative/agent/assign, if appeared, then to verify his right to appear (SPA/GPA/ in case of Company).

Appearance may be simultaneous or at different times: within 4 months

Refuse in case –

- i) denial of execution by executant
- ii) executant appears to be minor, lunatic;
- iii) executant is dead and his representative or assignee denies its execution (SPA, GPA).

Refusal to Register

- Reasons for refusal to be recorded in Book 2 (S.71)
 - Copy of reasons to refuse (PoB, Unauthorized layout etc)
 - Endorse on document “Registration Refused”
 - Cannot register unless directed to register
- Appeal to District Registrar
- In case of refusal by Registrar - Suit in Civil Court

Registration Act - penalties

- Penalty for officials - incorrectly endorsing, copying, translating or registering documents with intent to injure – Imprisonment (u/s 81)
- Penalty for public – Criminal case will be filed – Imprisonment or fine or both (u/s 82)
 - making false statements,
 - delivering false copies or translation,
 - false personation
 - abetment

Issues

Government lands registration : Unauthorized persons executing government lands listed under 22A.

Remedy : As per Rule 243, the competent authority can execute a document cancelling previously registered document – Unilateral cancellation – due process, issue notices etc

Impersonation : Any person falsely personate another and presents document for registration.

Fake documents : Documents presented for registrations with false link documents/GPA/false approvals etc.,

Issues

Multiple Registrations : The same seller registered same property to multiple buyers.

Remedy: (i) An enquiry will be launched by the registering officer against any person who falsely personates as another / made false statement / submitted false copy or translation of a document, or a false copy of a map or plan – u/s 83 of the Registration Act – Ltr to SHO to file a criminal case – Contra entries in EC - Civil court is competent to cancel

(ii) Under Rule 26(k) - If both the parties execute the cancellation deed or by the orders of competent court – Unilateral cancellation can't be done

Indian Stamp Act, 1899 - Overview

- Constitution – mentioned in Central List, State List and concurrent list.
- Entry 91 of List I of Schedule VII of Indian Constitution – policies of insurance, transfer of shares, debentures.
- Entry 63 of List II of Schedule VII of Indian Constitution – Rates of stamp duty in respect of documents other than those specified in the provisions of List I with regard to rates of stamp duty.
- This Act is a Fiscal Act, which empowers to collect stamp duty.
- Revenue generation as well as to arrest the frauds

Indian Stamp Act, 1899 - Telangana

- States Like Maharashtra, Karnataka have their own Acts.
- Many States have their own Schedule to cover other than 09 instruments covered under Central Schedule-I
- We do not have our own state Stamp Act, we have adopted Indian Stamp Act. But we have added Schedule IA for the instruments other than the 09 listed in the List I.
- Draft Indian Stamp bill, 2023 before Parliament by the Central Govt – Aims to modernize Stamp duty regulations for digital era, introduces electronic stamping, digital signatures etc.

Stamp duty payment – evidence value

- Impounding of un-registered documents
- Instruments not duly stamped inadmissible in evidence (S 35).
- Up to 10 times penalty;
- District Registrar is empowered to collect the deficit stamp duty –
Both unregistered & Registered
- Power to IG R&S to refund penalty or excess duty paid.

Market Value

- Section 47-A of Indian Stamp Act, 1899 deals with Market Value.
- Market Value refers to the minimum value at which a property would fetch in open market.
- Stamp duty is levied on consideration or Market Value fixed by the Government, whichever is higher.
- Market Values are fixed by committees prescribed under MV Guidelines Rules, 1998.
- Periodical revisions shall be taken up by the Government.

Telangana Societies Registration Act, 2001

Applies to the registration of literary, scientific, educational, charitable, religious, and other societies in Telangana.

It is to form **non-profit organizations**.

Procedure:

1. Submit an application to the District Registrar along with the Memorandum of Association and Rules & Regulations.
2. A minimum of seven members is required.
3. Every year shall file Minutes/ Amendments / Annual list.
4. Redressal mechanism lies with the District Court.

Notaries Act, 1952

Regulates the appointment and functions of State notaries public, authorized to verify documents, administer oaths, and certify affidavits for legal validity.

Procedure:

1. Legal practitioners of 10 years experience, submit an application to the State Government for appointment as a notary.
2. The government is competent to appoint a person as notary and issue license.
3. Upon appointment, the notary is issued a Certificate of Practice (CoP), which must be renewed periodically (5 Yrs).
4. Government is competent to cancel the license.

Chit Funds Act, 1982

The administration of chit funds in Telangana is governed by the Chit Funds Act, 1982 (a Central Act).

The primary objective is to regulate the conduct of chit businesses, protect the interests of subscribers, and ensure transparency.

Asst. Registrar of Chits is the primary authority responsible for the registration of chit companies, registration of chit agreements, monitoring auctions, and resolving disputes.

Any grievance/Arbitration under this Act lies with Deputy Registrar of Chits (District Registrar). Appeal lies with the Government.

Thank You