பதிவுத்துறைத்தலைவர் அலுவலகம்.
சென்னை – 28.

மே.எழுத்து எண்.44420/சி1/2024, நாள். 02.02.2026

தமிழ்நாடு அரசிதழ் வெளியீடு சட்ட எண்.1/2026 நாள்.23.01.2026–ன் நகல் உரிய தகவலுக்கும் மற்றும் நடவடிக்கைக்காகவும் அனுப்பி வைக்கப்படுகிறது.

3/2/2026
கூடுதல் பதிவுத்துறை தலைவர்,
(முத்திரை மற்றும் பதிவு)

3/2/26

1/2

பெறுநர் :

1. அனைத்து துணைப்பதிவுத்துறைத்தலைவர்கள்,
2. அனைத்து மாவட்டப்பதிவாளர்கள்,
3. அனைத்து சார்பதிவாளர்கள்.

நகல்:

1.அனைத்து உயர் அலுவலர்கள் (ப.து.த. அலுவலகம்)
2.பதிவுத்துறை பயிற்சி நிலையம் சென்னை,
3.கனிணி பிரிவு (ப.து.த. அலுவலகம்),
4.முக்கிய ஆணைக் கோப்பு.

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GOVERNMENT OF TAMIL NADU
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Part IV—Section 2

Tamil Nadu Acts and Ordinances

The following Act of the Tamil Nadu Legislative Assembly received the assent of the President on the 9th January 2026 is hereby published for general information:—

ACT. No. 1 OF 2026.

An Act further to amend the Registration Act, 1908, in its application to the State of Tamil Nadu.

BE it enacted by the Legislative Assembly of the State of Tamil Nadu in the Seventy-sixth Year of the Republic of India as follows:—

Short title, extent and commencement.

1. (1) This Act may be called the Registration (Tamil Nadu Amendment) Act, 2025.

(2) It extends to whole of the State of Tamil Nadu.

(3) It shall come in to force at once.

Central Act XVI of 1908.

Insertion of new section 34-C.

2. After section 34-B of the Registration Act, 1908, the following section shall be inserted, namely:—

"**34-C. Production of Original documents**.—Notwithstanding anything contained in any other law for the time being in force, the registering officer before whom a document relating to immovable property is presented for registration shall not register the same, unless the executant produces the previous original document by which the right over the subject property was acquired by him along with the Encumbrance Certificate pertaining to the subject property obtained within ten days before the date of presentation:

Provided that where an encumbrance as to subsisting mortgage, exists over the property, the registering officer shall not register such document unless a No Objection Certificate is obtained from the mortgagee:

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Provided further that where an agreement for sale has been executed in respect of the subject property and it has not been performed, the registering authority shall not register such document unless the period of limitation for filing a suit for specific performance of the above agreement has lapsed:

Provided also that where the subject property is ancestral one and the previous original document is not available, the registering officer shall not register such document, unless the patta issued by the Revenue Department in respect of that property is produced:

Provided also that if the previous original document is lost, the registering officer shall not register such document unless non-traceable Certificate issued by the Police department along with the advertisement published in the local Newspaper giving the notice of loss of the previous original document are produced:

Provided also that production of the previous original document shall not be necessary for a document in which the Government or a statutory body is the executant or for such classes of documents as may be notified by the State Government, from time to time.".

(By order of the Governor)

S. GEORGE ALEXANDER,
Secretary to Government,
Law Department.

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