பதிவுத்துறை தலைவர் அலுவலகம்,
சென்னை – 28.

கடித எண்.14210 / சி1 / 2020, நாள் : 23 / 09 / 2022

பொருள்: தமிழ்நாடு அரசு சட்ட எண்.24/2022 – பதிவு சட்டம் 1908– பிரிவு 32, 52, 69 –க்கு திருத்தம் வெளியிடப்பட்டது – பதிவிற்கு தாக்கல் செய்யப்படும் சில வகை ஆவணங்கள் இணையவழியாக பதிவு செய்திட மின்னணு சாதனங்கள் மூலம் தாக்கல் செய்திட வகை செய்யப்பட்டது மற்றும் தமிழ்நாடு இணையவழி பதிவு விதிகள் 2022 வெளியிடப்பட்டது –உரிய நடவடிக்கைக்கு அனுப்பி வைத்தல் தொடர்பாக.

பார்வை : 1.தமிழ்நாடு அரசிதழ் வெளியீட்டு எண்.443, நாள்.12.09.2022
தமிழ்நாடு அரசிதழ் வெளியீட்டு எண்.444, நாள்.12.09.2022
2.அரசாணை பல்வகை)எண்.130 வணிகவரி மற்றும் பதிவுத்துறை நாள். 12.09.2022

****

பொருள் தொடர்பாக பதிவு சட்டம் 1908– பிரிவு 32. 52. 69 –க்கு திருத்தம் பிறப்பித்து, , பார்வை 1–ல் குறிப்பிடும் தமிழ்நாடு அரசிதழ் மூலம் வெளியீடு செய்யப்பட்டுள்ளது. இதனை தொடர்ந்து தமிழ்நாடு இணையவழி பதிவு விதிகள் 2022, பார்வை 2–ல் குறிப்பிடும் தமிழ்நாடு அரசிதழ் மூலம் வெளியீடு செய்யப்பட்டுள்ளது . தொடர்புடைய சட்ட திருத்தங்கள் மற்றும் பதிவு விதிகள் , மேற்குறிப்பிடும் அரசிதழ் வெளீயீடு தேதியான 12.09.2022 முதல் நடைமுறைக்கு வந்துள்ளது எனவும் தெரிவிக்கப்படுகிறது. இதன் நகல் தகவலுக்காகவும் தக்க பின்பற்றுதலுக்காகவும் இத்துடன் இணைத்து அனுப்பப்படுகிறது.

/ஆணைப்படி/

23/9/22

உதவிபதிவுத்துறைதலைவர்(கணினி)

23/9/22

பெறுநர் :

1. அனைத்து துணை பதிவுத்துறை தலைவர்கள்.
2. அனைத்து மாவட்டப்பதிவாளர்கள் (நிர்வாகம் மற்றும் தணிக்கை).
3. அனைத்து சார்பதிவாளர்கள்.

இணைப்புடன்

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நகல் :

1.அரசு செயலாளர்,
வணிகவரி மற்றும் பதிவுத்துறை,
தலைமை செயலகம்

2. அனைத்து உயர் அலுவலர்கள், பதிவுத்துறைத்தலைவர் அலுவலகம்.
3. பதிவுத்துறைத்தலைவரின் நேர்முக எழுத்தர்.
   கண்காணிப்பாளர்கள், A, B, G, J R, and U பிரிவுகள்

4. நேர்முக உதவியாளர் (தனி),
   மாண்புமிகு வணிகவரி மற்றும் பதிவுத்துறை அமைச்சர் அவர்கள்.
5. முக்கிய ஆணைக் கோப்பு.
6. கணினி மென்பொருள் பிரிவு. – (இணையதளத்தில் மேலேற்றம் செய்வதற்கு)
7. இயக்குநர், பதிவுத்துறை பயிற்சி நிலையம், சென்னை–14

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21 SEP 2022
33089
பதிவுத்துறை தலைவர் அலுவலகம்
சென்னை-600028.

Legal

20 SEP 2022
பதிவுத்துறை தலைவர் அலுவலகம்
சென்னை-600028.

ABSTRACT

Registration (Tamil Nadu Amendment) Act, 2021 (Tamil Nadu Act 24 of 2022) – Amendments to Sections 32, 52 and 69 of the Registration Act, 1908 by way of Tamil Nadu Act 24 of 2022 – Date of bringing into force of the said Act – Notified.

Commercial Taxes and Registration (J2)Department

G.O. (Ms.) No.130 **Dated : 12.09.2022**

சுபகிருது, ஆவணி-27

திருவள்ளுவர் ஆண்டு - 2053

Read :

Tamil Nadu Act No.24 of 2022.

****

ORDER:

By way of Tamil Nadu Act 24 of 2022, amendments have been made to sections 32, 52 and 69 of the Registration Act, 1908 (Central Act XVI of 1908).

2. The Government have decided to bring the above said amendments into force with effect on and from 12th September, 2022 and accordingly direct that the notification appended to this order will be published in an extraordinary issue of the Tamil Nadu Government Gazette, dated the 12th September, 2022.

3. The Works Manager, Government Central Press is directed to send 100 copies of the gazette in which the notification is published to the Government and 100 copies to the Inspector General of Registration, Chennai-28.

(BY ORDER OF THE GOVERNOR)

B.JOTHI NIRMALASAMY
SECRETARY TO GOVERNMENT

To
The Inspector General of Registration, Chennai-28.

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The Works Manager, Government Central Press, Chennai-01.

Copy to:-
The Law Department, Chennai-9.
The Special Personal Assistant to Minister (Commercial Taxes and Registration), Chennai-9.
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// FORWARDED / BY ORDER//

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12/9/12

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APPENDIX.

NOTIFICATION.

In exercise of the powers conferred by sub-section (3) of section 1 of the Registration (Tamil Nadu Amendment) Act, 2021 (Tamil Nadu Act 24 of 2022), the Governor of Tamil Nadu hereby appoints the 12th September, 2022 as the date on which the said Act shall come into force.

B.JOTHI NIRMALASAMY
SECRETARY TO GOVERNMENT

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SECTION OFFICER

12/9/22

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பதிவுத்துறைத் தலைவர் அலுவலகம்
33077
21 SEP 2022

பதிவுத்துறைத் தலைவர் அலுவலகம்
20 SEP 2022
சென்னை-600028.

ABSTRACT

Registration – Tamil Nadu Online Registration Rules, 2022 – Approved – Orders – Issued – Notified.

Commercial Taxes and Registration (J2)Department

G.O. (Ms.) No.131 **Dated : 12.09.2022**

சுபகிருது, ஆவணி-27

திருவள்ளுவர் ஆண்டு-2053

Read :

From the Inspector General of Registration, file No.20138/C1/2022, dated 22.06.2022.

****

ORDER:

In pursuance of the Registration (Tamil Nadu Amendment) Act, 2021 (Tamil Nadu Act 24 of 2022), the Inspector General of Registration has sought for approval of the Government on the Tamil Nadu Online Registration Rules, 2022.

2. Under sub-section (2) of section 69 of the Registration Act, 1908 (Central Act XVI of 1908), the Governor of Tamil Nadu hereby approves the Rules made by the Inspector General of Registration as annexed to this order.

3. The Works Manager, Government Central Press, Chennai-01 is requested to publish the Notification annexed to this order in the Extraordinary issue of the Tamil Nadu Government Gazette, dated the 12th September, 2022.

(BY ORDER OF THE GOVERNOR)

B.JOTHI NIRMALASAMY
SECRETARY TO GOVERNMENT

To
The Inspector General of Registration, Chennai-28.
The Works Manager, Government Central Press, Ch-01.
(with a request to publish the Notification in the Extraordinary issue of the Tamil Nadu Government Gazette, dated the 12th September, 2022 and to send 100 copies to the Government and 100 copies to the Inspector General of Registration, Chennai-28)

P.T.O...

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Copy to:-
The Law Department, Chennai-9.
The Special Personal Assistant to Minister (Commercial Taxes and Registration), Chennai-9.
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ANNEXURE.

1. Short title.- These Rules may be called the Tamil Nadu Online Registration Rules, 2022.

2. Definitions.- (1) In these rules, unless the context otherwise requires,–

(a) "Act" means the Registration Act, 1908 (Central Act XVI of 1908).

(b) "Online Registration" means online or electronic registration of documents.

(2) The words and expressions used, but not defined herein shall have the same meaning as are respectively assigned to them in the Act and the Information Technology Act, 2000 (Central Act 21 of 2000) and the Tamil Nadu e-Registration Rules, 2019.

3. Online registration module.- The Online Registration module may be accessed through the designated website of the Registration Department for creation of documents. The software shall allow the user to incorporate the required specific legal and other details.

4. Online execution of documents.- For the purpose of Online execution and registration of documents, appending of biometric thumb, capturing of fingerprint, capturing of digital photo through the software module, and Aadhaar number of the executants and the attesting witnesses are mandatory. The captured finger print shall be compared with Aadhaar database for proving the identity of the executants and witnesses.

5. Procedure for presentation of documents for registration.- A duly executed document shall be verified through Aadhaar database and shall be presented for registration through online along with the fee for registration.

6. Procedure and time for registration.- (1) The registration process shall not commence unless all the mandatory information are filled.

(2) The online submission can be made 24x7 hours, but the time for registration shall be the office working hours.

(3) Every party shall be responsible for cross verification of the identity of the other parties. It shall be presumed that, the parties appending the fingerprints are known to each other and have themselves confirmed that, each party has valid authority and right to sign the document.

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(4) For the purpose of these Rules, it shall always be construed that, appending signature to the document shall mean executing, accepting and admitting the document.

(5) While accepting the document for registration, the Registering Officer shall ensure that,-

(a) the document is in conformity with the provisions contained in the Act and Rules, orders/circulars issued thereunder and also that it conforms to the provisions contained in any other enactment which has bearing on registration of a document.

(b) the stamp duty, registration fee and any other amount legally chargeable in respect of the document has been duly paid.

(c) the registration of the document is not prohibited by any other law or order of the Court.

7. Mode of payment of registration fee and other fees.- (1) For online registration, the stamp duty and the registration fee payable under the Indian Stamp Act, 1899 (Central Act II of 1899) and the Registration Act, 1908 (Central Act XVI of 1908), respectively shall be paid online through the module developed by the Registration Department, Government of Tamil Nadu.

(2) If there is any discrepancy in the payment of fee, stamp duty or other charges, it shall be subject to recovery by the appropriate authority.

8. Online registration.- (1) On scrutiny of document, if it is found that there is no impediment for registration of the document, it shall be registered by adhering to the due procedure laid down in law.

(2) The registered documents shall be delivered to the login from which the executed document is submitted for registration and shall also be communicated to the said person electronically through email. The party concerned may take colour print of the registered document.

(3) On scrutiny of document, if it is found that there is any impediment for registration of the document, the document, along with the details of impediment to be rectified shall be sent to the login from which it is submitted for registration. On receipt of the same the party concerned shall rectify the impediment and resubmit the document for registration. If the same is found to be in order, the registering authority shall register the document.

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9. Applicability of Indian Stamp Act.- (1) The provisions of contained in the Indian Stamp Act, 1899 (Central Act II of 1899) shall apply to the documents registered under these Rules.

(2) Stamp duty and Registration fee for e-Registration or e-filing shall be the same as provided in the Indian Stamp Act, 1899 (Central Act II of 1899) and in the Table of fees prescribed under section 78 of the Act, respectively.

B.JOTHI NIRMALASAMY
SECRETARY TO GOVERNMENT

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21 SEP 2022
33078
20 SEP 2022

ABSTRACT

Registration – Amendment to the Registration Act, 1908 – Tamil Nadu Act No.24 of 2022 - Presentation of documents through electronic means for online registration – Orders – Issued - Notified.

Commercial Taxes and Registration (J2)Department

G.O. (Ms.) No.132 **Dated : 12.09.2022**

சுபகிருது, ஆவணி-27

திருவள்ளுவர் ஆண்டு - 2053

Read :

From the Inspector General of Registration, letter No.14210/C1/2020, Dated 30.06.2022.

****

ORDER:

In pursuance of the Registration (Tamil Nadu Amendment) Act, 2021 (Tamil Nadu Act 24 of 2022), the list of instruments that may be presented through electronic means for online registration is appended to this order.

2. The Works Manager, Government Central Press, Chennai-01 is requested to publish the Notification appended to this order in the Extraordinary issue of the Tamil Nadu Government Gazette, dated the 12th September, 2022.

(BY ORDER OF THE GOVERNOR)

B.JOTHI NIRMALASAMY
SECRETARY TO GOVERNMENT

To
The Inspector General of Registration, Chennai-28.
The Works Manager, Government Central Press, Chennai-01.
(with a request to publish the Notification in the Extraordinary issue of the Tamil Nadu Government Gazette, dated the 12th September, 2022 and to send 100 copies to the Government and 100 copies to the Inspector General of Registration, Chennai-28).

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Copy to:-
The Law Department, Chennai-9.
The Special Personal Assistant to Minister (Commercial Taxes and Registration), Chennai-9.
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APPENDIX.

NOTIFICATION.

In exercise of the powers conferred by the proviso to section 32 of the Registration Act, 1908 (Central Act XVI of 1908), the Governor of Tamil Nadu hereby specifies that on and from the 12th September, 2022, the following documents may be presented through electronic means for online registration, namely:-

Serial Number	Description of Document	Article Under Indian Stamp Act, 1899
1	Memorandum of Agreement relating to Deposit of Title Deeds executed in favour of Banks and Financial Institutions.	6(1) 6(2)(a) and 6(2)(b)
2	Deed of Cancellation of Power of Attorney.	17
3	Certificate of sale granted to the purchase of any property sold by public auction by a Civil Court, Revenue Court or Debt Recovery Tribunal.	18
4	Sale deed executed by an Authorised Officer of a Bank under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (Central Act 54 of 2002)	23
5	Gift deeds executed in favour of any Government, local body or Statutory Body or Board.	33
6	Lease deed executed by or in favour of Government, local body or Statutory body or Board.	35
7	Mortgage deed executed in favour of any Bank or Financial Institution.	40
8	Mortgage deed executed by Government employees in favour of Government.	40
9	Power of attorney for sale of property executed outside India.	48
10	Receipt deed executed by any Bank relating to previously registered Deed of Trust deed executed in favour of Bank or Financial Institution.	53

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11	Receipt deed executed by any Bank or Financial Institution relating to previously registered Mortgage deed executed in favour of Bank or Financial Institution.	53
12	Receipt deed executed by Government in favour of a Government employee relating to previously registered Mortgage deed executed in favour of Government.	53
13	Deed of Re-conveyance of Mortgaged property executed by the Government in favour of a Government employee relating to previously registered Mortgage deed executed in favour of Government.	54
14	Surrender of Lease deed executed by or in favour of the Government, local body or Statutory body or Board.	62
15	Transfer of Lease deed executed by or in favour of Government, local body or Statutory body or Board.	63
16	Lease, including an under lease or sub-lease and any agreement to let or sub-let for residential purposes where the period of such lease is upto five years.	35
17	Sale deed executed by promoter for selling of undivided share of land.	23
18	Agreement or Memorandum of an agreement relating to construction of building.	5(i)

Provided that such documents presented through electronic means shall be in conformity with the provisions of the Information Technology Act, 2000 (Central Act 21 of 2000), the Tamil Nadu e-Registration Rules, 2019 and the Tamil Nadu Online Registration Rules, 2022.

B.JOTHI NIRMALASAMY
SECRETARY TO GOVERNMENT

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SECTION OFFICER

12/9/22

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2022

[Regd. No. TN/CCN/467/2012-14.
[R. Dis. No. 197/2009.
[Price: Re. 0.80 Paise.

TAMIL NADU GOVERNMENT GAZETTE

EXTRAORDINARY PUBLISHED BY AUTHORITY

No. 444] CHENNAI, MONDAY, SEPTEMBER 12, 2022
Aavani 27, Subakiruthu, Thiruvalluvar Aandu-2053

Part III—Section 1(a)

General Statutory Rules, Notifications, Orders, Regulations, etc., issued by Secretariat Departments.

NOTIFICATIONS BY GOVERNMENT

COMMERCIAL TAXES AND REGISTRATION DEPARTMENT

TAMIL NADU ONLINE REGISTRATION RULES, 2022

[G.O. Ms. No.131, Commercial Taxes and Registration (J2), 12th September 2022, ஆவணி 27, சுபகிருது, திருவள்ளுவர் ஆண்டு–2053.]

NOTIFICATION

No. SRO A-17(a)/2022.

ANNEXURE.

1. Short title.- These Rules may be called the Tamil Nadu Online Registration Rules, 2022.

2. Definitions.- (1) In these rules, unless the context otherwise requires,—

(a) "Act" means the Registration Act, 1908 (Central Act XVI of 1908).

(b) "Online Registration" means online or electronic registration of documents.

(2) The words and expressions used, but not defined herein shall have the same meaning as are respectively assigned to them in the Act and the Information Technology Act, 2000 (Central Act 21 of 2000) and the Tamil Nadu e-Registration Rules, 2019.

3. Online registration module.- The Online Registration module may be accessed through the designated website of the Registration Department for creation of documents. The software shall allow the user to incorporate the required specific legal and other details.

4. Online execution of documents.- For the purpose of Online execution and registration of documents, appending of biometric thumb, capturing of fingerprint, capturing of digital photo through the software module, and Aadhaar number of the executants and the attesting witnesses are mandatory. The captured finger print shall be compared with Aadhaar database for proving the identity of the executants and witnesses.

5. Procedure for presentation of documents for registration.- A duly executed document shall be verified through Aadhaar database and shall be presented for registration through online along with the fee for registration.

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6. Procedure and time for registration.- (1) The registration process shall not commence unless all the mandatory information are filled.

(2) The online submission can be made 24x7 hours, but the time for registration shall be the office working hours.

(3) Every party shall be responsible for cross verification of the identity of the other parties. It shall be presumed that, the parties appending the fingerprints are known to each other and have themselves confirmed that, each party has valid authority and right to sign the document.

(4) For the purpose of these Rules, it shall always be construed that, appending signature to the document shall mean executing, accepting and admitting the document.

(5) While accepting the document for registration, the Registering Officer shall ensure that,-

(a) the document is in conformity with the provisions contained in the Act and Rules, orders/circulars issued thereunder and also that it conforms to the provisions contained in any other enactment which has bearing on registration of a document.

(b) the stamp duty, registration fee and any other amount legally chargeable in respect of the document has been duly paid.

(c) the registration of the document is not prohibited by any other law or order of the Court.

7. Mode of payment of registration fee and other fees.- (1) For online registration, the stamp duty and the registration fee payable under the Indian Stamp Act, 1899 (Central Act II of 1899) and the Registration Act, 1908 (Central Act XVI of 1908), respectively shall be paid online through the module developed by the Registration Department, Government of Tamil Nadu.

(2) If there is any discrepancy in the payment of fee, stamp duty or other charges, it shall be subject to recovery by the appropriate authority.

8. Online registration.- (1) On scrutiny of document, if it is found that there is no impediment for registration of the document, it shall be registered by adhering to the due procedure laid down in law.

(2) The registered documents shall be delivered to the login from which the executed document is submitted for registration and shall also be communicated to the said person electronically through email. The party concerned may take colour print of the registered document.

(3) On scrutiny of document, if it is found that there is any impediment for registration of the document, the document, along with the details of impediment to be rectified shall be sent to the login from which it is submitted for registration. On receipt of the same the party concerned shall rectify the impediment and resubmit the document for registration. If the same is found to be in order, the registering authority shall register the document.

9. Applicability of Indian Stamp Act.- (1) The provisions contained in the Indian Stamp Act, 1899 (Central Act II of 1899) shall apply to the documents registered under these Rules.

(2) Stamp duty and Registration fee for e-Registration or e-filing shall be the same as provided in the Indian Stamp Act, 1899 (Central Act II of 1899) and in the Table of fees prescribed under section 78 of the Act, respectively.

B. JOTHI NIRMALASAMY,
Secretary to Government.

PRINTED AND PUBLISHED BY THE COMMISSIONER OF STATIONERY AND PRINTING, CHENNAI
ON BEHALF OF THE GOVERNMENT OF TAMIL NADU

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2022

[Regd. No. TN/CCN/467/2012-14.
[R. Dis. No. 197/2009.
[Price: Re. 0.80 Paise.

TAMIL NADU GOVERNMENT GAZETTE

EXTRAORDINARY PUBLISHED BY AUTHORITY

No. 443] CHENNAI, MONDAY, SEPTEMBER 12, 2022
Aavani 27, Subakiruthu, Thiruvalluvar Aandu-2053

Part II—Section 2

Notifications or Orders of interest to a Section of the public issued by Secretariat Departments.

NOTIFICATIONS BY GOVERNMENT

COMMERCIAL TAXES AND REGISTRATION DEPARTMENT

DATE OF BRINGING INTO FORCE OF THE REGISTRATION (TAMIL NADU AMENDMENT) ACT, 2021 (TAMIL NADU ACT 24 OF 2022).

[G.O. Ms. No.130, Commercial Taxes and Registration (J2), 12th September 2022. ஆவணி 27, சுபகிருது, திருவள்ளுவர் ஆண்டு–2053.]

No. II(2)/CTR/735(a-1)/2022.

In exercise of the powers conferred by sub-section (3) of section 1 of the Registration (Tamil Nadu Amendment) Act, 2021 (Tamil Nadu Act 24 of 2022), the Governor of Tamil Nadu hereby appoints the 12th September, 2022 as the date on which the said Act shall come into force.

PRESENTATION OF DOCUMENTS THROUGH ELECTRONIC MEANS FOR ONLINE REGISTRATION UNDER THE REGISTRATION ACT, 1908

[G.O. Ms. No. 132, Commercial Taxes and Registration (J2), 12th September 2022, ஆவணி 27, சுபகிருது, திருவள்ளுவர் ஆண்டு–2053.]

No. II(2)/CTR/735(a-2)/2022.

In exercise of the powers conferred by the proviso to section 32 of the Registration Act, 1908 (Central Act XVI of 1908), the Governor of Tamil Nadu hereby specifies that on and from the 12th September, 2022, the following documents may be presented through electronic means for online registration, namely:-

Serial Number	*Description of Document*	*Article Under Indian Stamp Act, 1899*
1	Memorandum of Agreement relating to Deposit of Title Deeds executed in favour of Banks and Financial Institutions.	6(1) 6(2)(a) and 6(2)(b)
2	Deed of Cancellation of Power of Attorney.	17

Serial Number	*Description of Document*	*Article Under Indian Stamp Act, 1899*
3	Certificate of sale granted to the purchaser of any property sold by public auction by a Civil Court, Revenue Court or Debt Recovery Tribunal.	18
4	Sale deed executed by an Authorised Officer of a Bank under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (Central Act 54 of 2002)	23
5	Gift deeds executed in favour of any Government, local body or Statutory Body or Board.	33
6	Lease deed executed by or in favour of Government, local body or Statutory Body or Board.	35
7	Mortgage deed executed in favour of any Bank or Financial Institution.	40
8	Mortgage deed executed by Government employees in favour of Government.	40
9	Power of attorney for sale of property executed outside India.	48
10	Receipt deed executed by any Bank relating to previously registered Deed of Trust deed executed in favour of Bank or Financial Institution.	53
11	Receipt deed executed by any Bank or Financial Institution relating to previously registered Mortgage deed executed in favour of Bank or Financial Institution.	53
12	Receipt deed executed by Government in favour of a Government employee relating to previously registered Mortgage deed executed in favour of Government.	53
13	Deed of Re-conveyance of Mortgaged property executed by the Government in favour of a Government employee relating to previously registered Mortgage deed executed in favour of Government.	54
14	Surrender of Lease deed executed by or in favour of the Government, local body or Statutory Body or Board.	62
15	Transfer of Lease deed executed by or in favour of Government, local body or Statutory Body or Board.	63
16	Lease, including an under lease or sub-lease and any agreement to let or sub-let for residential purposes where the period of such lease is upto five years.	35
17	Sale deed executed by promoter for selling of undivided share of land.	23
18	Agreement or Memorandum of an agreement relating to construction of building.	5(i)

Provided that such documents presented through electronic means shall be in conformity with the provisions of the Information Technology Act, 2000 (Central Act 21 of 2000), the Tamil Nadu e-Registration Rules, 2019 and the Tamil Nadu Online Registration Rules, 2022.

B. JOTHI NIRMALASAMY,
Secretary to Government.

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