

**GOVERNMENT OF TELANGANA
ABSTRACT**

Revenue (Registration-I) Department – Guidelines for Regularisation of transactions of urban non-agricultural properties acquired through unregistered notarised documents – Orders – Issued.

REVENUE (REGISTRATION-I) DEPARTMENT

G.O.Ms.No.84

Date:26.07.2023

Read the following:

1. Memo No.G2/257/2019, dated 26.08.2020 of the Commissioner and Inspector General of Registration and Stamps, Telangana, Hyderabad.
2. Memo No.G2/257/2019, dated 29.12.2020 of the Commissioner and Inspector General of Registration and Stamps, Telangana, Hyderabad.
3. Memo No.G2/257/2019, dated 24.08.2021 of the Commissioner and Inspector General of Registration and Stamps, Telangana, Hyderabad.
4. Govt. Memo No.37375/Regn./A1/2022, dated 21.09.2022 of Revenue (Regn.I) Department.
5. Report of the Committee on Notarised Documents, dated 22.10.2022.
6. U.O.No.9555/PInG.III/2023 of MA & UD Department.

ORDER:

It was brought to the notice of the Government that in many parts of the state, sale transactions are being done through unregistered documents with the attestation of Notary. These transactions are neither registered nor paid required stamp duty for transfer of property in favour of the transferor, thereby leading to litigations questioning their validity due to non registration of documents and non payment of required stamp duty.

2. In order to regulate the transactions made under notarized documents, Government in the reference 4th read above have constituted a Committee of officers to examine the issue and to submit a report on regularization of transactions of non-agricultural urban properties acquired through unregistered-notarised documents.

3. Accordingly, the Committee has examined the issue and submitted a report to the Government in the reference 5th read above, for regularization of transactions of non-agricultural urban properties acquired through unregistered-notarised documents.

4. Government, after careful examination of the report and taking the grievances of public into consideration in this regard, hereby issue the following guidelines for regularisation of notarised documents related to non-agricultural urban properties in the State;

- i) The Commissioner and Inspector General of Registration & Stamps, T.S., Hyderabad shall prepare application form with the details of the applicant and the property for which the applicant is applying for regularisation and make the application available in the Mee-seva centres.

PTO

- ii) The applicant shall submit the application along with the following documents in the Mee-seva centres.
 - a) Notarized documents.
 - b) Link documents
 - c) Property tax receipt.
 - d) Electricity receipt
 - e) Water bill receipt
 - f) Any other proof to establish possession.
- iii) All the applications received at Mee-seva centres will be sent to the District Collectors concerned, for scrutiny.
- iv) The District Collectors will scrutinise the applications and segregate them into two parts as following:
 - a) Applications related to the properties, which are Prohibited Registrations under section 22A of Registration Act, 1908.
 - b) Applications related to other properties.
- v) The applications falling under section 22A will be considered in terms of G.O.Ms.No.58, Revenue (Assn.I) Department, dated 30.12.2014 and G.O.Ms.No.59, Revenue (Assn.I) Department, dated 30.12.2014, if they are otherwise eligible for regularisation.
- vi) The District Collector shall call for or obtain Registered encumbrance details of the property so applied from Registration Department and he/she shall impound such unregistered document and collect the deficit stamp duty and penalty and the same shall be debited to the account of Registration & Stamps Department.
- vii)
 - (a) The stamp duty including the penalty shall be exempted in full in respect of properties constructed in area of 125 sq. yards or below. However, a certificate shall be added to the document stating that the instrument is duly stamped under Indian Stamp Act, 1899 as per the Notification issued under section 9 of the Act.
 - (b) The documents having properties more than 125 Sq.Yards shall be impounded and stamp duty shall be levied at present stamp duty rates duly reckoning the date of submission of application for the purpose of market value calculation. In respect of these documents, a penalty of Rs.5/- (Rupees Five only) shall be imposed in addition to the stamp duty payable.
- viii) The applications shall be submitted and accepted within three months with effect from 01.8.2023.
- ix) The maximum extent under these guidelines shall be restricted to 3000 Sq.Yards.
- x) The Registering Authorities in the State shall accept all these documents as valid link documents for further transactions.