

PROPERTY REGISTRATION LAWS - NEPAL

1. OVERVIEW

Property registration in Nepal is governed by the Land Registration Act, 2034 (1977) and related regulations. All property transactions must be registered with the Land Revenue Office (LRO) to be legally valid.

2. TYPES OF PROPERTY REGISTRATION

- Sale Deed Registration
- Gift Deed Registration
- Mortgage Registration
- Lease Registration
- Partition Deed Registration
- Inheritance Registration

3. REQUIRED DOCUMENTS

3.1 For Sale Deed Registration:

- Application form for registration
- Original sale deed
- Land ownership certificate (Lalpurja)
- Tax clearance certificate
- Identity documents of buyer and seller
- Witness statements
- Survey map and measurements
- Building permit (if applicable)

3.2 For Gift Deed Registration:

- Gift deed document
- Land ownership certificate
- Identity documents of donor and donee
- Witness statements
- Tax clearance certificate

3.3 For Mortgage Registration:

- Mortgage deed
- Land ownership certificate
- Identity documents of mortgagor and mortgagee
- Valuation report
- Witness statements

4. REGISTRATION PROCESS

4.1 Step 1: Document Verification

- Submit all required documents to LRO
- Documents are verified for authenticity
- Survey and measurement verification if needed

4.2 Step 2: Tax Assessment

- Property tax assessment
- Registration fee calculation
- Stamp duty calculation

4.3 Step 3: Payment

- Pay registration fees
- Pay stamp duty
- Pay property tax (if applicable)

4.4 Step 4: Registration

- Documents are officially registered
- Registration number assigned
- Updated ownership certificate issued

5. FEES AND CHARGES

5.1 Registration Fees:

- Sale Deed: 2% of property value
- Gift Deed: 1% of property value
- Mortgage: 0.5% of mortgage amount
- Lease: 1% of lease value

5.2 Stamp Duty:

- Sale Deed: 3% of property value
- Gift Deed: 1% of property value
- Mortgage: 1% of mortgage amount

6. TIMELINE

- Document verification: 3-5 working days
- Tax assessment: 2-3 working days
- Complete registration: 7-10 working days
- Total process: 2-3 weeks

7. IMPORTANT REQUIREMENTS

7.1 Property Survey:

- Accurate measurement required
- Boundary verification necessary
- Survey map must be current

7.2 Witness Requirements:

- Minimum 2 witnesses required
- Witnesses must be present during registration
- Witness identity documents required

7.3 Tax Compliance:

- All property taxes must be paid

- Tax clearance certificate mandatory
- No outstanding tax liabilities

8.

8. POST-REGISTRATION REQUIREMENTS

- Update land ownership certificate
- Notify local authorities
- Update property tax records
- Maintain registration documents safely

9.

9. PENALTIES AND COMPLIANCE

- Late registration: Fine up to NPR 25,000
- False information: Fine up to NPR 50,000
- Non-registration: Transaction may be invalid
- Tax evasion: Additional penalties as per law

10.

10. SPECIAL CONSIDERATIONS

10.1

10.1 Agricultural Land:

- Special restrictions may apply
- Conversion approval may be required
- Agricultural tax considerations

10.2

10.2 Commercial Property:

- Business registration requirements
- Zoning compliance
- Commercial tax implications

10.3

10.3 Inherited Property:

- Succession certificate required
- Family member consent needed
- Inheritance tax considerations

11.

11. CONTACT INFORMATION

Land Revenue Office

Ministry of Land Management, Cooperatives and Poverty Alleviation

Government of Nepal

Phone: +977-1-4262080

Email: info@lro.gov.np

Website: www.lro.gov.np

12.

12. LEGAL NOTICES

- All property transactions must be registered within 30 days
- Registration is mandatory for legal validity
- Unregistered transactions may be challenged in court
- Keep all registration documents safely
- Regular property tax payments are mandatory