

Digital Registration Guideline

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This guideline provides an overview of the core legislations and relevant state amendments associated with digital property registration in India.

1. Core Legislations:

a) The Registration Act, 1908

- Establishes the legal framework for registering property documents.
- Ensures that property transactions are recorded and legally valid.

b) The Transfer of Property Act, 1882

- Governs the transfer of property between living persons.
- Applies to both movable and immovable property.

c) The Indian Stamp Act, 1899

- Regulates the payment of stamp duty on legal documents.
- Ensures the authenticity of property transactions through proper stamping.

2. State Amendments:

a) Maharashtra Amendment Act, 2020

- Updates to the Registration and Stamp Acts specific to Maharashtra.
- Aligns with the Real Estate (Regulation and Development) Act for transparency.

b) Karnataka Stamp Rules, 2018

- State-specific rules for stamp duty calculation and payment in Karnataka.
- Supports e-stamping for smoother digital transactions.

3. Digital Process Overview:

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- Visit the official state registration portal.
- Upload required property documents in PDF format.
- Pay applicable stamp duty online via integrated payment gateways.
- Schedule appointment for biometric verification (if needed).
- Receive digitally signed registration certificate.

4. Important Notes:

- Ensure all property documents are legible and scanned properly.
- Verify stamp duty rates as per the latest state-specific rules.
- Use only official government portals for registration to avoid fraud.

For further reading, refer to the following official acts and amendments:

- The Registration Act, 1908
- The Transfer of Property Act, 1882
- The Indian Stamp Act, 1899
- Maharashtra Amendment Act, 2020
- Karnataka Stamp Rules, 2018