



**COMMERCIAL TAXES AND
REGISTRATION DEPARTMENT**

DEMAND NO.11

STAMPS AND REGISTRATION

**POLICY NOTE
2024-2025**

**P.MOORTHY
MINISTER FOR COMMERCIAL TAXES AND
REGISTRATION**

©
**GOVERNMENT OF TAMIL NADU
2024**

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1. Introduction

இயற்றலும் ஈட்டலும் காத்தலும் காத்த
வகுத்தலும் வல்ல தரசு.

-திருக்குறள் 385

"A King is he who treasure gains, stores up,
defends, And duly for his kingdom's weal
expends."

As described in the Thirukural above, the
Department from the date of its establishment in
the year 1864 has been augmenting the revenue
for the State and now stands as one of the
largest revenue yielding Departments. Further,
the Department has successfully introduced

Information Technology in all of its functions and has been the pioneer in digitalising all of its age old records. The Department has the legacy for delivering services to the public for more than a century, that is 160 years to be precise.

The Registration Department strives hard to give adequate legal security and permanence to Property transactions. The process of registration has changed its dimensions in tune with the latest trends and requirements. With a vision of simplifying the registration procedure and with the interest of registrant public in mind, Government have introduced STAR 3.0. by revamping and upgrading STAR 2.0 software with cutting edge technologies, Artificial Intelligence and process automation. In addition to the steps taken for eliminating registration of fake documents, suppression of buildings in documents, Government have mandated the registrant public to attach a photograph of the

document property with its Geo-Coordinates at the time of registration for all types of documents.

2. History of the Registration Department

Registration Department of Government of Tamil Nadu has been providing services to the people since 1864. The General Registrar office and District Registrar office of Madras were opened on 4th Jan 1865. It is a surprising fact that this department, which was started in 1865, has grown to become the leading revenue earning department with the revenue of Rs.18,825 crores in the financial year 2023-24 against the revenue collection of Rs.1,42,871/- in the first year of establishment of the department (i.e.) 1865-66.

3. Acts administered by the Registration Department

Four Acts are administered fully and nine Acts are administered partially by the Registration Department.

3.1. Acts administered fully by the Registration Department

The Acts administered by the Department fully are given below:

Sl. No.	Act	Functions
1	The Registration Act, 1908	This Act consolidates the provisions relating to registration of documents. The Act elaborates what are the documents compulsorily registered and what are the documents optionally registered. This Act also provides the procedure to be followed during registration and

		various registers to be maintained.
2	The Indian Stamp Act, 1899	This Act prescribes the rates of stamp duty for various types of documents and also prescribes the mechanism for collection of stamp duty.
3	Tamil Nadu Societies Registration Act, 1975	This State Act provides a mechanism for registration of societies started for various purposes like literary, scientific, educational, sports, etc. Besides, it stipulates the documents to be filed periodically, procedure for functioning of societies etc.
4	Chit Funds Act, 1982	Chit Fund is used as an instrument for saving money by the public. This Act

		provides a mechanism for registration of Chit Fund companies, procedure for conduct of Chits and for redressal of disputes between subscriber and Chit Fund company etc.
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3.2 Acts administered partially by the Registration Department

The Acts administered by the Department partially are given below:

1. The Births, Deaths and Marriages Act, 1886
2. The Indian Partnership Act, 1932
3. The Indian Christian Marriage Act, 1872
4. The Parsi Marriage and Divorce Act, 1936
5. The Special Marriage Act, 1954
6. The Hindu Marriage Act, 1955

7. Tamil Nadu Registration of Marriages Act, 2009
8. The Dowry Prohibition Act, 1961
9. The Registration of Births and Deaths Act, 1969

4. Administrative Setup

The Registration Department is headed by the Inspector General of Registration. The State consists of 11 Registration Zones, 56 Registration Districts and 582 Sub Registrar offices.

4.1 Head office – Office of the Inspector General of Registration

Inspector General of Registration is the Head of the Department. He also acts as the

- i) Chief Controlling Revenue Authority under the Indian Stamp Act, 1899
- ii) Registrar of Chits under the Chit Funds Act, 1982
- iii) Registrar under Tamil Nadu Societies Registration Act, 1975

- iv) Registrar of Firms under the Indian Partnership Act,1932
- v) Coordinator of High level Committee constituted for revision of Market Value Guidelines and
- vi) Chairman of the Valuation Committee constituted under section 47AA of Indian Stamp Act 1899.

4.2 Field Offices in Registration Department

4.2.1 Zonal Offices – Headed by Deputy Inspector General of Registration

The State is divided into 11 zones. Each Zone is headed by an officer in the cadre of Deputy Inspector General of Registration. Deputy Inspector Generals of Registration monitor the works of District Registrars and Sub Registrars under their jurisdiction. Deputy Inspector Generals of Registration review the collection of revenue, conduct enquiries and make surprise inspections in registration offices. Deputy

Inspector General of Registration is the appellate authority in fixation of Site value for layouts.

4.2.2 Zonal Assistant Inspector General of Registration

There are 4 Zonal Assistant Inspector Generals of Registration at Chennai, Coimbatore, Tiruchirappalli and Madurai. The important duties of the Assistant Inspector General of Registration are inspecting Sub Registrar Offices, conducting enquiries on petitions, test check of audit work of District Registrar (Audit), among others.

4.2.3 District Registrar Offices – Headed by District Registrar (Administration)

At Present, there are 56 registration districts headed by the District Registrars (Administration).

Apart from monitoring the work of Sub Registrar offices, District Registrar (Administration) registers the Societies under

Tamil Nadu Societies Registration Act, 1975; registers the Chit groups under the Chit Funds Act, 1982 and Partnership Firms under Indian Partnership Act, 1932. Besides, they conduct enquiry under section 77A of Registration Act, 1908 on fraudulent registration of documents and initiate legal action under section 33(A) of the Indian Stamp Act 1899.

Registration Zones and their Registration Districts:

Sl. No	Zone	Registration District within the Zone
1	Chennai	1. Chennai (Central) 2. Chennai (North) 3. Chennai (South) 4. Tiruvallur
2	Chengalpattu	1. Chengalpattu 2. Kancheepuram

		3. Tambaram
3	Coimbatore	<ol style="list-style-type: none"> 1. Coimbatore (North) 2. Coimbatore (South) 3. Erode 4. Gobichettipalayam 5. Tiruppur 6. Udhamandalam
4	Cuddalore	<ol style="list-style-type: none"> 1. Chidambaram 2. Cuddalore 3. Kallakurichi 4. Tindivanam 5. Villupuram 6. Virudhachalam
5	Madurai	<ol style="list-style-type: none"> 1. Dindigul 2. Madurai (North) 3. Madurai (South) 4. Palani

		5. Periyakulam
6	Ramanathapuram	1. Karaikudi 2. Ramanathapuram 3. Sivagangai 4. Virudhunagar
7	Salem	1. Dharmapuri 2. Krishnagiri 3. Namakkal 4. Salem (East) 5. Salem (West)
8	Thanjavur	1. Kumbakonam 2. Mayiladuthurai 3. Nagapattinam 4. Pattukottai 5. Thanjavur 6. Tiruvarur

9	Tiruchirappalli	<ol style="list-style-type: none"> 1. Ariyalur 2. Karur 3. Perambalur 4. Pudukottai 5. Tiruchirappalli
10	Tirunelveli	<ol style="list-style-type: none"> 1. Cheranmahadevi 2. Kanniyakumari 3. Marthandam 4. Palayamkottai 5. Tenkasi 6. Thoothukudi 7. Tirunelveli
11	Vellore	<ol style="list-style-type: none"> 1. Cheyyar 2. Ranipet 3. Tirupathur 4. Tiruvannamalai 5. Vellore

4.2.4 Audit Units – Headed by District Registrar (Audit)

The Department has Internal Audit Wings in Registration Districts headed by District Registrar (Audit) which conduct 100% audit of the documents registered in Sub Registrar offices. The Audit Wing verifies all the documents to find out revenue losses and procedural lapses. There are 54 Audit Wings in the Registration Department. The Deputy Inspector General of Registration / Zonal Assistant Inspector General of Registration monitors the work of District Registrar (Audit) under his/her jurisdiction.

Once loss of revenue is identified, statutory action to recover the same is taken under sections 33(A) and 47(A)(3) of the Indian Stamp Act, 1899 and section 80(A) of the Registration Act, 1908. Besides, by making relevant entries in Encumbrance Certificate,

further registration is not allowed till the deficit amount is collected.

4.2.5 Sub Registrar Offices – Headed by Sub Registrar

At present Registration Department has 582 Sub Registrar offices.

Besides registering documents under the Registration Act, 1908, Sub Registrars register marriages under the Hindu Marriage Act, 1955 and the Tamil Nadu Registration of Marriages Act, 2009, Solemnization of marriages under the Special Marriage Act, 1954 and issues Encumbrance Certificates and certified copies of documents. The Sub Registrar is also the Custodian of birth and death records and issues extracts.

4.2.6 District Revenue Officers (Stamps) / Special Deputy Collectors (Stamps)

Under Section 47(A)(1) of Indian Stamp Act, 1899, Registering officer refers documents of conveyance, exchange, gift, release of benami right and settlement of non-family members to District Revenue Officer (Stamps) / Special Deputy Collector (Stamps) when the registrants deny to pay full stamp duty of the document for the rate mentioned in the Guideline Register.

District Revenue Officer (Stamps) offices one at Chennai and another at Coimbatore and Special Deputy Collector (Stamps) offices at nine places namely at Cuddalore, Kancheepuram, Madurai, Salem, Thanjavur, Tiruchirapalli, Tirunelveli, Vellore and Virudhunagar thus a total of 11 offices are located across the State.

4.2.7 Building Inspection

Instruments purported to convey immovable properties and if includes buildings, such buildings are inspected by the concerned registering officers and the values of such buildings are determined based on the plinth area rates fixed by the Public Works Department (Buildings).

Building inspection is not required in respect of the buildings where approved plan has been issued by the competent Planning Authorities and local bodies.

Likewise, Building inspection is not required if the values mentioned are less than Rupees One lakh in villages and Rural Panchayats and if the values mentioned are less than Rupees two lakhs in respect of Municipality and Corporation areas. This ensures that the documents are returned quickly.

If the value of the buildings mentioned is less than Rupees Fifty lakh in Annexure 1A of the instruments furnished for registration, the concerned registering officers themselves can inspect such buildings and if under valuation is detected, the deficit stamp duty and deficit registration fees thereon are collected by the registering officers.

Likewise if the value of the buildings mentioned is Rupees Fifty Lakh and above, then it is inspected by the concerned Assistant Executive Engineers who are on deputation from Public Works Department(Buildings) to the Registration Department.

At present two Assistant Executive Engineers, one at Chennai and another at Madurai are functioning and have been allotted certain Registration Zones to carry out valuation of buildings coming under their purview.

The said Assitant Executive Engineers are also authorized to assess the value of special type of buildings like Industries, Commercial complex, Cinema Theatres, Rice Mills, Multi storeyed buildings.

When Machineries and Plants are conveyed through the instruments, the value of those units are assessed by the Government approved Licensed Valuers and deficit stamp duty and deficit registration fees thereon are collected by the registering officers in case of detection of under valuation of such units.

The valuation orders passed by the registering officers and the valuation orders of the Assistant Executive Engineer, as the case may be, are subjected to 10% test check by the District Registrar(Admn) and 2% test check both by the Deputy Inspector General of

Registration / Assistant Inspector General of Registration in the concerned zone.

In case of suppression of buildings during conveying of the properties, such cases are dealt under Section 27 read with Section 64 of the Indian Stamp Act, 1899 to take action to assess the value of such buildings and to collect deficit stamp duty and deficit registration fees accordingly.

5. Registration Training Institute

Since its establishment from 1996, Registration Training Institute conducts training to newly recruited Assistants, Sub Registrars and District Registrars by batches on rotation basis. The institute is headed by a Director in the cadre of Deputy Inspector General of Registration and he is assisted by Lecturers in the cadre of Assistant Inspector General of Registration and District Registrars. Registration Training Institute

provides refresher courses and advance training on various Acts and rules dealt by the Registration Department.

6. Documents and Revenue earned

Stamp Duty and Registration fees are collected for registration of documents in Sub Registrar offices, for Conveyance, Exchange, Gift, Mortgage and lease documents. In addition to this, a transfer duty in the prescribed rate on the basis of values reflected in the document is collected. Moreover revenue is also earned through registration of Hindu Marriages, Special Marriages, Chits, Partnership firms and Societies and by issuing of encumbrance certificates, Certified copies and Birth and Death extracts.

The number of documents registered in the Financial Year 2023-24 is 33,22,857 and the Revenue earned is Rs.18,825.32 Crore.

6.1 The Details of Revenue Earned and the Documents Registered for the past four years

Financial Year	No. of documents registered	Percentage of increase over the previous Financial Year	Revenue (Rs. in Crore)	Percentage of increase over the previous Financial Year
2020-21	26,95,650	4.17%	10,643.08	-3.49%
2021-22	29,98,048	11.22%	13,913.65	30.73%
2022-23	34,41,248	14.78%	17,296.84	24.32%
2023-24	33,22,857	-3.44%	18,825.32	8.84%

Number of documents registered in the State during the financial year 2020-21 was 26.95 Lakh which has now been increased to 33.22 Lakh in the financial year 2023-24. The revenue for the financial year 2020-21 was Rs.10,643 crore which has now been increased to Rs.18,825 crore in the financial year 2023-24.

6.2 Determination of market value of properties

The documents of conveyance, exchange, gift, release of benami right or settlement of immovable properties are returned to the party immediately after registration if the the Market value is adopted in the documents. If the Registering Officer has reason to believe that the value of any of the above document presented is lesser than the prevailing Market value, he has to refer the same under section 47-A of Indian Stamp Act, 1899 for determination of market value to the concerned District Revenue Officer(Stamps) / Special Deputy Collector (Stamps) after registration of the document.

Based on the value determined by the District Revenue Officer (Stamps) / Special Deputy Collector (Stamps) deficit stamp duty, if any, is collected and the document is returned to

the registrant. If the registrant is not satisfied with the value determined by the District Revenue Officer (Stamps) / Special Deputy Collector (Stamps), then he can appeal to the Inspector General of Registration under Section 47 A(5) of Indian Stamp Act, 1899. Further appeal lies with Hon'ble High Court as per 47 A(10) of Indian Stamp Act, 1899. If the registrant fails to pay the deficit stamp duty within 2 months from the date of final order issued to him and if an appeal is not filed, then the registrant has to pay deficit Stamp Duty with interest of one per cent per month, for the entire period of default. Further action can be initiated under the Revenue Recovery Act to collect the deficit Stamp Duty, which is to be paid to the Government.

The Chief Controlling Revenue Authority cum Inspector General of Registration can suo-motu review the value fixed by District Revenue

Officer (Stamps) / Special Deputy Collector (Stamps) if such order is pre-judicial to the interest of revenue under Section 47A(6) of Indian Stamp Act, 1899.

The number of documents referred and disposed during the Financial Year 2023-24 are given below:

Number of documents pending at the beginning of the year	1653
Number of documents referred to DRO / SDC (Stamps)	3093
Total	4746
Number of final orders passed by DRO / SDC (Stamps)	3763
Number of cases in which deficit amount is collected	3232
Collected amount	Rs.69.37 Crore

6.3 Stamp Duty on Marketable Securities

The stamp duty on issue and transfer of shares and debentures is collected by the concerned stock exchanges and depositories. If the transaction is done by a resident of Tamil Nadu, it is transferred to the Registration Department on monthly basis. The details of stamp duty collected for the past three years are given below:

Sl. No.	Financial Year	Stamp Duty Collected (in Crore)
1	2021-2022	366.60
2	2022-2023	199.60
3	2023-2024	101.54

6.4 Revenue from other sources

For registration of marriages, Societies, Chits, Partnership Firms etc., various fee are collected. During the financial year 2023-24, the collected fee details are given below:

Sl. No.	Revenue Details	Revenue collected (Rs.in Crore)
1.	Marriage Registration	5.00
2.	Societies Registration	10.63
3.	Chits Registration	21.43
4.	Partnership Firm Registration	1.28
4.	Other charges (birth and death certificates and DVD charges)	19.9
5.	Marketable Securities	101.54
	Total	159.78

7. Revision of Market Value Guidelines

The very purpose and object of fixation of Market Value Guidelines of properties is estimation of market value during registration of a document and for computation of stamp duty and fees thereon. The Government of Tamil Nadu has inserted Section 47AA in Indian Stamp Act, 1899 for constitution of Valuation Committee headed by the Inspector General of Registration and Sub Committees headed by concerned District Collectors.

The State Government have also framed Tamil Nadu Stamp (Constitution of Valuation Committee for Estimation, Publication and Revision of Market Value Guidelines of Properties) Rules, 2010 for this purpose.

As per Rules 3, 4 and 5 of the said rules, Market Value Guidelines was prepared by the Valuation Sub Committees headed by District

Collectors and implemented from 01.04.2012. Based on the requests from various quarters, this Market Value Guidelines which was implemented from 01.04.2012 was reduced by 33% by Valuation Committee with effect from 09.06.2017.

Over the years, the market value of the properties has increased considerably. Since, the revision of market value guideline takes a considerable time, the value has been restored to the 01.04.2012 level by passing resolution in Valuation Committee and implemented from 01.04.2023. At the same time, the registration fee has been reduced from 4% to 2% for Sale, Exchange, Gift and Settlement among non-family members.

Moreover the guideline values thus fixed are much lower than the market value in most places. Hence, a meeting of the Central Valuation

Committee was convened on 16.08.2023 and fixed a minimum value for the house site and Agricultural lands all over the State was fixed from 16.08.2023.

8. Societies

Societies are registered under the Tamil Nadu Societies Registration Act, 1975. This Act allows individuals to form societies to promote specific objectives such as education, sports, health, culture and social welfare.

A society can be formed by a minimum of seven persons. At the time of registration of a society, the memorandum and bye-laws shall be presented for registration duly signed by at least seven members of the society.

Societies are registered in the District Registrar Office under whose jurisdiction the office address of the society is situated. The

application of new society registration can be uploaded online. District Registrar registers the Society and issues a digitally signed certificate through their user login.

Every society shall have an Executive Committee of not less than 3 members to manage the affairs of the society. Election for Executive Committee shall be conducted once in three years.

The Societies which are registered under, Tamil Nadu Societies Registration Act, 1975 are mandated to ensure at least one General Body Meeting to be conducted every year and audited accounts have to be filed with the District Registrar every year. Delay in filing of annual returns is condoned by the District Registrar for a period upto 10 years, by the Inspector General of Registration for a period upto 20 years and by the Government beyond the period of 20 years.

If any registered society is not functioning properly or the affairs are mismanaged or its activities are not in furtherance of its objects or it has contravened any of the provisions of the Societies Registration Act or Rules, the Government may appoint a Special Officer under Section 34-A of the Tamil Nadu Societies Registration Act, 1975.

As on **31.03.2024**, there are **2,72,206** registered societies in the State and during the year 2023-24, a revenue of **Rs.10.63 Crore** has been collected.

No.of Societies registered as on 31.03.2024

S.No	Name of the Zone	No. of Societies
1.	Chennai	61,949
2.	Chengalpet	13,063
3.	Vellore	29,760

4.	Salem	34,309
5.	Coimbatore	18,910
6.	Thanjavur	13,847
7.	Trichy	20,118
8.	Madurai	25,915
9.	Tirunelveli	18,631
10.	Cuddalore	14,114
11.	Ramanathapuram	21,590
	Total	2,72,206

Fee prescribed under Tamil Nadu Societies Registration Act, 1975

S. No.	Subject	Fees (Rs.)
1	For registration of a society	4000/-
2	1) For filing any document during the first financial year of the society.	200/-
	2) For filing any document during the second financial year of the society.(as	

	mentioned below)	
	i. when the annual receipt or expenditure of the society during the preceding financial year does not exceed one lakh rupees	100/-
	ii. when the annual receipt or expenditure of the society during the preceding financial year exceeds one lakh rupees but does not exceed five lakh rupees	200/-
	iii. when the annual receipt or expenditure of the society during the preceding financial year exceeds five lakh rupees but does not exceed ten lakh rupees	300/-
	iv. when the annual receipt or expenditure of the society during the preceding financial year exceeds ten lakh rupees but does not exceed fifteen lakh rupees	400/-

	v. when the annual receipt or expenditure of the society during the preceding financial year exceeds fifteen lakh rupees but does not exceed twenty lakh rupees	500/-
	vi. when the annual receipt or expenditure of the society during the preceding financial year exceeds twenty lakh rupees	600/-
3	For every inspection of documents (whether one or more) in the custody of the Registrar relating to one and the same society	400/-
4	For issue of certificate of registration or certificate of registration on change of name.	500/-
5	For every copy or extract of any document in the custody of the Registrar	20/- per page
6	For a search of document referred to in items 3 to 5 if the year of registration of the	200/-

	society is not given in the application.	
7	For an appeal under sub-section (5) or an application under sub-section (6) of section 44 or for an appeal under sub-section (1) of section 45	2000/-

Penalty levied on delay filing of annual reports

Provisions of the Act		Amount of fine
(i)	Sub-section (1) or sub-section (2) of Section 4.	Rs.100/- for the delay of every three months or part thereof.
(ii)	Sub-section (1) of Section 13, sub-section (2) of Section 15 and Section 27	Rs. 200/- for delay of every three months or part thereof.
(iii)	Sub-section (3) of Section 16	Rs.500/-per year or part thereof, up to five years.

		Rs.1000/- per year or part thereof, after five years and up to ten years, in addition to the fine payable for five years.
		Rs.1500/- per year or part thereof, after ten years, and up to fifteen years, in addition to the fine payable for ten years.
		Rs.2000/- per year or part thereof, after fifteenth year, in addition to the fine payable for fifteen years

9. Chits

The Chit Business and activities of Chit Fund Companies are regulated and monitored

under The Chit Funds Act, 1982 and the Tamil Nadu Chit Fund Rules, 1984.

At the State level the Inspector General of Registration is the Registrar of Chits and Additional Inspector General of Registration is designated as Additional Registrar of Chits. In respect of Chit activities, Deputy Inspectors General of Registration are designated as Joint Registrar of Chits, District Registrars are designated as Deputy Registrar of Chits and Sub Registrars (Chit and Society) are as Assistant Registrars of Chits.

Registration of Chits, commencement and conduct of Chit Business are governed by this Department. Security Deposits are collected from the Chit companies for issuing Previous Sanction Order before starting a chit.

As on **31.03.2024**, there are **2,158** registered Chit Companies functioning in the

State and during the year 2023-24, a sum of **Rs.21.43 Crore** has been collected.

Details of Chit Companies as on 31.03.2024

S.No	Name of the Zone	No. of Chit Companies
1.	Chennai	299
2.	Chengalpet	44
3.	Vellore	56
4.	Salem	154
5.	Coimbatore	548
6.	Thanjavur	124
7.	Trichy	245
8.	Madurai	165
9.	Tirunelveli	337
10.	Cuddalore	110

11.	Ramanathapuram	76
	Total	2,158

Fee prescribed under Chit Funds Act, 1982

Content		Fees
Previous Sanction Order PSO	Chit Amount from Rs.50,000 - 1,00,000	Per Ticket Rs.250/- Minimum Rs.3000/-
	Chit Amount from Rs.1,00,001 - 2,00,000	Per Ticket Rs.300/- Minimum Rs.3500/-
	Chit Amount Exceeds Rs.2,00,000	Per Ticket Rs.350/- Minimum Rs.4000/-
For filing Chit agreement		Rs.100/-
For filing declaration and		Rs.60/-

the grant of a certificate of commencement		
Filing Minutes		Rs.50/-
Substitution of Subscriber		Rs.100/-
Removal of Subscriber		Rs.100/-
Filing of Audited balance sheet		Rs.1500/-

9.1 Chit Arbitration

Any disputes touching the management of Chit business shall be referred by any of the parties to the Registrar for arbitration. Arbitration courts are headed by Deputy Registrar of Chits (Chit Arbitrators). There are 3 Chit Arbitrators, one at Chennai (North and South), another at Chennai (Central) and one at

Coimbatore. In other areas, District Registrar (Administration) discharges the duties of Chit Arbitrator. These Chit Arbitrators hear and pass decrees on the disputes arising in the functioning of chits and chit groups. Appeal can be preferred with the Government against the orders of the Chit Arbitrator.

10. Partnership Firms

The Partnership Firms are registered with the Registrar of Firms under Indian Partnership Act, 1932. The District Registrars (Administration) are functioning as Registrar of Firms under this Act.

At present necessary facilities have been provided for registration of new firms and filling of firms through online mode. Hence, the public need not visit in person to the registrar office for getting services under this Act.

As on **31.03.2024**, there are **6,06,646** registered Partnership Firms in Tamil Nadu and during the year 2023-24, a sum of **Rs.1.28 Crore** has been collected.

Details of Partnership Firms as on 31.03.2024

S.No	Name of the Zone	No. of Firms
1.	Chennai	257475
2.	Chengalpet	265
3.	Vellore	27287
4.	Salem	86099
5.	Coimbatore	69255
6.	Thanjavur	14809
7.	Trichy	58738
8.	Madurai	33533
9.	Tirunelveli	22000
10.	Cuddalore	13189
11.	Ramanathapuram	23996
	Total	6,06,646

Fee prescribed under the Indian Partnership Act, 1932

S. No	Particulars	Maximum Fee (Rs.)
1	Statement under section 58 – Application for registration.	200/-
2	Statement under section 60 – Recording of alterations	50/-
3	Intimation under section 61 – opening and closing of branches	50/-
4	Intimation under section 62 – Noting of changes in names and addresses of partners	50/-
5	Notice under section 63 – Recording of changes and dissolution of a firm	50/-
6	Application under section 64 – Rectification of mistakes.	50/-

7	Inspection of the Register of Firms under sub-section (1) of section 66	25/- for inspection of the entry of each firm in the Register.
8	Inspection of documents relating to a firm and filed Document under sub-section (2) of section 66	50/- for each inspection of all documents relating to one firm.
9	Copies from the Register of Firms	10/- for each hundred words or part thereof.

11. Registration of Marriages

The Marriages already solemnized are being registered by this department under the Hindu

Marriages Act, 1955, Special Marriage Act, 1954, and Tamil Nadu Registration of Marriages Act, 2009.

The Sub Registrars are acting as Registrar of Marriages under the said Act and Marriages solemnized in the State are to be registered compulsorily under the Tamil Nadu Registration of Marriages Act, 2009.

Suyamariyathai (Self-Respect) marriages or Seerthirutha (Reformative) marriages solemnized between two Hindus are registered under Section 7A of the Hindu Marriage Act, 1955.

Besides, the registering officers are empowered to solemnize the marriages under section 12 of the Special Marriage Act, 1954.

Fee structure under The Hindu Marriages Act, 1955

Sl. No	Fee Description	Amount (in Rs.)
1	Registration fee	100
2	Late registration fee after 90 days from the date of marriage	25
3	For a certified copy of an entry in Hindu Marriage Register	10
4	DVD Fee	100

a) Fee structure under The Tamil Nadu Marriage Registration Act, 2009

Sl. No	Fee Description	Amount (in Rs)
1	For the Registration of a Marriage, if memorandam is presented for registration within a period of 90 days from the date of Marriage	100
2	For the Registration of a Marriage, if memorandam is presented for registration within a further period of 60 days after the expiry of the period of 90 days	150
3	For the Registration of a Marriage, if memorandam is presented for registration after 150 days	1150
4	For a certified copy	10
5	DVD Fees	100

b) Fee structure under The Special Marriage Act, 1954

Sl. No	Fee Description	Amount (in Rs)
1	For every notice of intended marriage or application for the registration of a marriage	3
2	For solemnizing or registering a marriage	10
3	For a certified copy of an entry in Special Marriage Register (Per Page)	2
4	DVD Fees (During Marriage solemnization/ Registration)	100

c) Fee prescribed for obtaining true extract of Christian Marriage Register

Sl. No	Fee Description	Amount (in Rs)
1	For a certified copy of an entry in Christian Marriage Register	10
2	For making a search	
	a) if the entry is of the current year	10
	b) if the entry relates to any previous year or years (for each such year)	10
3	Application Fees (Court Fee Label)	5

Details of Marriages registered under various Acts during the year 2023-2024 are given below:

Sl. No	Marriage Act	No.of Registration
1	The Tamil Nadu Registration of Marriages Act, 2009	78,324
2	The Hindu Marriage Act, 1955	35,829
3	The Special Marriage Act, 1954	8,006

12. Stamp Vendors

Stamp vendor posts are created for the purpose of selling stamp papers to the General public. The licence for selling stamps are issued by the District Registrars. The Licensed Stamp

Vendors are allowed discount for the sale of Judicial, Non-Judicial and Court-fees stamps at the rate as specified in the Tamil Nadu Stamp (Fixation of Remuneration for Licensed Stamp Vendors) Rules, 1999.

A Stamp Vendor is bound to sell stamp papers not more than the face value of the stamp papers. If it is proved that a Stamp Vendor has made any extra demand over the face value of a stamp, action will be taken to cancel his licence.

The reconciliation of the accounts of the Stamp Vendors with that of the Treasuries Department is done by the District Registrars every month and by the Sub Registrars every week. There are 3849 Stamp Vendors in Tamil Nadu.

13. Document Writers

A Document Writer is engaged in the profession of preparing documents. Preparation of documents include doing the work of conveying, investigation of title, preparation of draft deeds and engrossing the deed on the stamp paper or plain paper for registration.

Document Writers play a vital role in drafting of documents. Document Writers licence has been issued for those who have passed the examination conducted by the Government as per the provisions of the Tamil Nadu Document Writers Licence Rules, 1982. Document Writers licence is issued to the Retired officials of the Registration Department not below the rank of Sub Registrar, member of the Institute of Chartered Accountants of India and the holder of Certificate in document writing issued by recognized Universities in Tamil Nadu.

Documents written by Advocates, are also accepted for Registration.

Licences are issued under 3 categories. They are: State level licence, District level licence, and Sub-District level licence.

The details of number of Licensed Document Writers as on 31.03.2024 are given below:

Document writers with State level Licence	2,671
Document writers with District level Licence	1,900
Document Writers with Sub-District level licence	290
Total Licensed Document Writers	4,861

The document writers shall charge a fee for writing documents as prescribed below:

1. For documents through which property is conveyed (viz., Conveyance, Exchange, Settlement and Gift)

(i)	When the value specified in the document does not exceed Rs.10,000/-	Rs.50/-
(ii)	When such value exceeds Rs.10,000/- but does not exceed Rs.50,000/-	Rs.100/-
(iii)	When such value exceeds Rs.50,000/- but does not exceed Rs.1,00,000/-	Rs.150/-
(iv)	When such value exceeds Rs.1,00,000/- but does not exceed Rs.2,00,000/-	Rs.200/-
(v)	When such value exceeds Rs.2,00,000/- but does not exceed Rs.5,00,000/-	Rs.300/-
(vi)	When such value exceeds Rs.5,00,000/-	Rs.400/-

2. For the documents namely Deposit of Title deeds, Lease deed, Mortgage deed, Partnership deed, Release deed and Trust deed Rs.100/-shall be charged by the document writers as fees.

3. For the documents namely Acknowledgment, Receipt, Award, Cancellation, power of Attorney, Promissory note and Agreement a fees of Rs.50/- shall be charged by the document writer.

4. For partition deeds

(i)	When the document involves not more than two schedules	Rs.200/-
(ii)	When the document involves more than two schedules, fee for each schedule	Rs.100/-
(iii)	Maximum fees	Rs.500/-

5. For measuring house and preparing 1-A statement, Rs.100/- shall be charged for each 1-A statement.

Public can also prepare the documents themselves by using the model forms that are ready available in the Registration Department website.

13.1 Tamil Nadu Document Writers' Welfare Fund

The Tamil Nadu Document Writer Welfare Fund Act, 2022 and Tamil Nadu Document Writer Welfare Fund Rules, 2022 have been enacted for providing welfare benefits to document writers and their families. This scheme has been implemented from 02.12.2022.

A document writer who wants to become a member of this fund can become a member by paying an one-time entry fee of Rs.1000/-. Rs.10/- is collected for each document presented

for registration in Sub Registrar offices and credited to the account of Document Writers Welfare Fund.

The Inspector General of Registration is acting as Chairman of the Fund. Additional Registrar of Chits and Personal Assistant (Chits) are acting as Secretary and Treasurer of the fund. The Director, Registration Training Institute and Accounts Officer of Inspector General of Registration office are acting as Members of the Fund. Further, four members from document writers association are nominated as members of this welfare fund.

As on 31.03.2024, 2964 Document Writers have been enrolled as members of this Fund. During the financial year 2023-24, a sum of Rs.370.06 lakhs has been collected towards the Tamil Nadu Document Writers' Welfare Fund

through the documents presented for registration in the office of the Sub Registrars.

14. Citizen centric e-Governance Projects

e-Governance encapsulates the holistic view of Governance such as centricity, quick service orientation, transparency and secured authenticity and thus proving with its rapid growth.

Registration Department is a pioneer in pursuit of CSDE – Customer Service Delivery Experience and hence identified as one of Mission mode departments of the Government of Tamil Nadu. The Mission of the Department crystallizes into the following e-Governance objectives:

- Quick and Transparent Service.
- Simplified Process.
- Elimination of middlemen
- Ensuring registering satisfaction

14.1 STAR 2.0

The iconic Project – STAR 2.0 is a comprehensive e-governance package using Tamil and English interface in the Registration Department portal <https://tnreginet.gov.in> for all the needs and benefits of the public/registrants and is functioning with embedded online features. This Project is progressing well with abundant online activities like creation of documents, booking tokens for registration, online payment of Stamp duty, Registration Fees and other charges, fixing of appointments for registration, safe storage of data at 3 places, informing the various stages of registration through SMS, providing quick and safe mode of digitalized departmental services, viewing EC free of cost, delivery of digitally signed Encumbrance Certificates, Certified Copies, online Marriage Certificates, Online Index data correction, registration of Societies, Partnership Firms, Filing

of Chit Fund Minutes, Interdepartmental integration among others. Further regular improvements and fine tuning of the software is being done with add-on features for providing better services to the public.

14.1.1 Patta Acknowledgement

Automatic patta transfer in Tamil Nilam software is enabled for NISD cases i.e., Not Involving Sub Division cases and for bulk layouts – first time/fresh registrations. Once the document is registered, Patta application details are being sent to the Revenue Department and an acknowledgement number is being received online. Then, Patta acknowledgement form is generated and provided to the citizen for further procedures with Revenue Authorities. The same is being sent through email/SMS. Encumbrance Certificate and Certified copy of document viewing facility has been provided to Revenue

Department for checking the history of transactions.

The details of year wise patta acknowledgement issued is as below:

Year	Acknowledgement count
2021	12,62,486
2022	13,53,754
2023	14,15,007
2024 (upto 31.03.2024)	4,54,202

14.1.2 Name change in documents related to TANGEDCO, GCC and CMWSSB

After registration, automatic name transfer facility like TANGEDCO for electricity connection, GCC (Greater Chennai Corporation) for property tax, CMWSSB (Chennai Metropolitan Water

Supply and Sewerage Board) for Metro Water and Sewerage tax for the benefit of the public has been made. This facility was inaugurated on 07.12.2021 by the Honourable Chief Minister.

14.1.3 Sending of Encumbrance Certificate details to mobile number of the registrants using Tiny URL

The scheme of sending Encumbrance Certificate details of the property to the mobile number of the Claimant on the next day of completion of the registration process by using tiny URL was announced by the Government during the year 2023-2024. This new scheme was launched by the Honourable Minister for Commercial Taxes and Registration on 19.02.2024. Now, Citizens can download and verify the Encumbrance details at their hand after registration of documents.

14.1.4 Name calling token device

For providing information to the people who visit Sub Registrar Offices for the registration of properties, name calling token devices have been installed in all the Sub Registrar Offices. The device displays the name and token number of the registrants and also announces the name, token number of the registrants through the speaker of the device.

The Scheme has been implemented from 29.02.2024 at the total amount of Rs.3.32 Cr.

14.1.5 Priority to Senior Citizen during Registration

FIFO (First In First Out) method in registration of documents is being done in the Sub Registrar offices that is, on time slot wise. For the welfare of the Senior Citizens who visit the SROs, among the registrant public, the

executant or claimant who have crossed the age of 70 years are given priority and can register immediately on their visit to the office without waiting for their turn in the office.

14.1.6 Verification of thumb impression / iris of Executant and Claimant of the document with Aadhar details:

During registration of document, executant's/claimant's thumb impression are being taken. Comparing and verifying their thumb impression with their Aadhar details on a real time basis curb impersonation. For non-matching cases with the thumb impression, comparing the Aadhar details with Iris is being followed. This project is implemented in all the Sub Registrar offices. TNeGA is the Authentication User Agency (AUA) of UIDAI and the department is the Sub-Authentication User Agency (Sub-AUA) of UIDAI.

14.1.7 Tatkal Token System:

Most of the registrant public prefer to register their document on auspicious date and time. In order to get the registrations within a short, speedy time and at their preference, the Government announced the scheme of Tatkal booking @ Rs.5,000/- per Tatkal token during the year 2022-2023. The Government sanctioned this scheme in 100 heavily workloaded offices vide G.O.(Ms).No.92 Commercial Taxes and Registration dated 30.05.2022 to ease the demand for registration on auspicious date/time. The scheme has been inaugurated by the Hon'ble Chief Minister on 28.09.2022 at 100 identified offices.

Details of Revenue collected through Tatkal Tokens:

Year	Tatkal token transaction count/ beneficiaries	Amount Collected
2023	7,623	Rs.3.81 Cr.
2024 (upto 31.03.2024)	1,159	Rs.0.42 Cr.

14.1.8 Prohibition of Government land registrations

In order to automatically curb registration of Government lands (poromboke), lands belonging to Temples, Wakf board, Local Bodies, water bodies, Hindu Religious and Charitable Institutions and other prohibited lands at the entry level itself, the Government announced the scheme of automatic prohibition

of Government land registrations during the year 2022-2023.

The STAR 2.0 module compares the land details in Tamil Nilam software of Revenue Department in real time and if the land belongs to the Government / HR&CE/Wakf Board etc., it would show the prohibition and the software will not allow to book token for registration. This module helps in safeguarding the Government lands. The scheme was implemented on 27.02.2023.

14.1.9 Additional IP Camera in record room of the Sub Registrar office:

All the SROs have been provided with 3 IP Cameras under Revival of IP Camera Project. Based on the announcement 2021-2022, the Government have accorded financial sanction vide G.O. (Ms) No.200, Commercial Taxes and Registration Department, dated 22.12.2022 for

installation of two additional IP cameras in the record rooms of the Sub Registrar offices to monitor any touts movements, illegal activities and tampering of records.

The scheme of installation of two cameras in the record room of the Sub Registrar Offices has been inaugurated by the Honourable Chief Minister of Tamil Nadu and implemented with effect from 17.02.2024.

14.1.10 e-Stamping

As an alternate mode of stamp duty payment and as per the direction of the Central Government, e-Stamping through M/s.Stock Holding Corporation of India Limited (SHCIL) has been implemented. Initially the Project has been implemented at 9 Sub Registrar offices on a pilot basis on 27.05.2010. e-Stamping could be used for any document as like stamp paper. One e-Stamp paper can be used for any value.

Under e-Stamping, both judicial and non-judicial e-Stamp papers are being issued. Many nationalized and private banks act as authorized collection centre of M/s SHCIL. As of now, e-Stamping has been implemented in all the Sub Registrar offices.

The details of the number of certificates issued and the amount generated as below:

Financial Year	Amount (Rupees in Cr.)	No. of e-Stamping certificate issued
2021-2022	244.37	18,50,382
2022-2023	380.86	19,23,849
2023-2024	496.68	30,50,648

14.1.11 Unified Call Centre

The Government have accorded sanction vide G.O.Ms.No.128, Commercial Taxes and Registration Department, dated 28.06.2022 for

providing details of registration services, clarifications via social media viz., WhatsApp and you tube videos. Further, videos are available in the portal www.tnreginet.gov.in explaining the services offered by the department. 15 videos have been uploaded in You tube. Development of Whatsapp chatbot is under process.

14.1.12 Unified Service Centre

In order to provide registration services viz., guideline value, issuance of EC, booking slots, document creation, online payments, the Government have accorded sanction vide G.O.Ms.No.162, Commercial Taxes and Registration Department dated 10.11.2022 to set up an Unified Service Centre at Chennai and Coimbatore on a pilot basis.

To run the Unified Service Centre with Identified Self Help Groups (SHG), TamilNadu Corporation for Development of Women Ltd.,

(TNCDW) has been requested and they have assured to provide, identified places at Chennai (Registration Integrated complex at Nolambur) and Coimbatore (Ganapathy Sub Registrar Office). The requested systems and accessories have been supplied to the centres through ELCOT.

14.1.13 Block Chain Technology

Block chain technology has been enabled with effect from 13.06.2023 for all the digitized documents registered from 01.05.2023. Since the digitized documents under this methodology have time stamps, the genuineness of the registered documents is being ensured without giving any room for editing and allied frauds. This methodology is being adopted for all the digitized documents.

14.1.14 Index II digitization prior to the year 1975

The department is a repository of legally valuable documents since 1865. More persons opt for applying for Encumbrance Certificate for the period from 1950 to 1974. As of now, Encumbrance Certificate for the period prior to 1975 is being issued manually. The Government have accorded sanction vide G.O.Ms.No.79, Commercial Taxes and Registration Department, dated 19.07.2023 for digitization of 2,22,81,112 index II records for the period from 01.01.1950 to 31.12.1974 at a cost of Rs.36.58 crores. Tender has been floated and bid evaluation process is under progress.

14.1.15 Availability of Certified Copy online from the year 1865

For ease of getting certified copies of documents prior to the computerization period that is, right from the establishment of the

department in 1865 to 05.07.2009 by the registrants, the documents maintained in book volumes have been scanned and migrated to the central server. The scheme of issuing of Certified Copies of documents online from 1865 scheme has been inaugurated on 17.02.2024 by the Honourable Chief Minister of Tamil Nadu. The number of Certified Copies issued so far is 2,51,958.

14.2 STAR 3.0

For the next Generation services in computerization using the latest technologies, Artificial Intelligence and process automation, revamping of STAR 2.0 was proposed and announced in the year 2023-2024, through the introduction of STAR 3.0. The Government have accorded sanction of Rs.323.45 Crores for the 5 year STAR 3.0 project vide G.O.(Ms).No.73, Commercial Taxes and Registration Department, dated

12.07.2023. Consultant of the project has been identified through TNeGA. Tender was floated and Bid evaluation is under process.

15. Instruction to attach photo of property with Geo-Coordinates along with all documents while registration

In order to eliminate fake documents, suppression of buildings and other structures and thereby to prevent the loss of revenue to the Government, and also to protect the interest of the public, the Government have mandated the registrant public to attach a photograph of the document property with its Geo-Coordinates at the time of registration for all types of documents.

16. Implementation of Sections 22A, 22B & 77A, 77B in the Registration Act, 1908

The Government came out with an amendment in the Registration Act, 1908 in Section 22A, 22B & 77A, 77B from 16.08.2022, in

order to prevent such registration of fraudulent deeds and to empower the Registrars to cancel the registration of such fraudulent sale deeds as and when it comes to the knowledge of the department, to stop further registration based on the fraudulent document, to allow the genuine owner of the property to proceed with further registration irrespective of registration of fraudulent registration on his/her property.

17. Acceptance of presentation deeds through electronic means – amendment to Sections 32, 34, 35 and 69 of the Registration Act, 1908.

Necessary amendments had been carried out in the Registration Act, 1908 and in the concerned rules in respect of online registration of certain compulsorily registrable instruments in electronic form which sans the mandatory requirements of physical presentation, enquiry by the registering officer and physical appearance of

executants, claimants and witnesses. This Amendment came into force from 12.09.2022.

List of documents feasible for Online Registration in electronic form

S. No	Description of Document	Article Under Indian Stamp Act, 1899
1	Agreement relating to Deposit of Title Deeds executed in favour of Banks	6(1) (a) & (b)
2	Deed of Cancellation of Power of Attorney	17
3	Certificate of sale executed by Civil Courts and DRT	18
4	Sale deed executed by Authorised Officer of the Bank under SARFAESI Act.	23
5	Gift deeds executed in favour of Government, Local Body, statutory bodies/Boards	33
6	Lease deed executed by or in	35

	favour of Government, Local Body, statutory bodies/Boards	
7	Mortgage deed executed in favour of Banks	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 Bank relating to previously registered DOT deed executed in favour of Bank	53
11	Receipt deed executed by Bank relating to previously registered Mortgage deed executed in favour of Bank	53
12	Receipt deed executed by Government in favour of Government employee relating to previously registered Mortgage deed	53

	executed in favour of Government	
13	Deed of Re-conveyance of Mortgaged property executed by Government in favour of 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 Government, Local Body, statutory bodies/Boards.	62
15	Transfer of Lease deed executed by or in favour of Government, Local Body, statutory bodies/Boards.	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 up to five years	35

18. Implementation of composite value, for first sale of multi-storey apartments from 01.12.2023

Commercial multi-storey apartment's real estate projects are advertised and sold to the public by real estate companies based on the aggregate value that is the composite value (value of undivided land area plus value of building) on square feet only. However, before 01.12.2023 in respect of first sale of such projects, sale deed was registered only for the undivided share of land. A separate construction agreement document was registered in respect of the buildings. Due to this, the sale document of the apartment authenticating the conveyance of rate of the building from the promoters to the buyer is not available. In all the neighboring states, in respect of first sale of apartment/flats, only the sale document is registered in respect of undivided share of land area with building based on the composite value only.

Therefore, in the interest of the public, the Government have issued an order to register the sale document in respect of first sale of flats/apartments in a real estate project, based on the composite value (i.e., the aggregate value of UDS of land and building) from 01.12.2023. By this order, the Government have ensured that the buyers of the apartment are getting the sale deed in respect of the building also, ensuring that the title of the property is also being transferred to the purchasers.

19. Purchasers to pay deficit Stamp Duty and Registration Fee proportionately to the property purchased by them

To recover confirmed audit losses in respect of stamp duty and registration fee to the Government in respect of already registered and returned documents, the Registering Officers had been instructed to add due remarks regarding confirmed losses and details of statutory action

initiated thereupon in Index II (Encumbrance Certificate) of the concerned registered document and if any further document is presented for registration pertaining to the property for which loss to the Government is confirmed, the Registering Officers were instructed to refuse registration unless the loss to the Government is paid by the owner of the property. However, in most of the cases, since the original owner who has no interest to pay the dues to the Government in the sold out property of them, the subsequent innocent purchasers request the Sub-Registrars to collect the loss proportionate to his/her extent of ownership and accept his/her document for registration. The Government having taken into consideration of the facts and circumstances of the above matter and in the interest of the Revenue to the Exchequers as well as the subsequent innocent purchasers, have issued instructions vide Government letter

No.5173628/J1/2023-1, Commercial Taxes and Registration Department, dated 24.11.2023, to collect the loss proportionate to the extent of property owned by the subsequent purchaser out of the total area and allow the registration of further documents relating to the proportionate extent. Thus the Government have provided a great relief to the subsequent innocent retail purchasers on the confirmed losses and have allowed registration of their further documents on collection of proportionate loss only.

20. Transfer duty to Local Bodies

The various Local Body Acts of Tamil Nadu provide for the levy and collection of surcharge duty on transfer of property. Out of the surcharge on Stamp Duty so collected, 3% is retained towards collection charges and the remaining 97% is transferred to the Local Bodies. During the Financial year 2023-24 (upto December

2023), a total amount of Rs.3323.86 Crore was collected as surcharge and a sum of Rs.3224.14 Crore has been transferred to both the urban and rural local bodies.

21. Creation of New offices

With the view of simplifying and improving administration, Chennai Zone was bifurcated and new zone with headquarters at Chengalpattu was created. It is functioning from 27.04.2023.

Two New Registration Districts, namely Tambaram and Coimbatore (South) Registration Districts have been created by bifurcating the Chennai (South) Registration District and Coimbatore Registration District respectively. Both the new Registration districts are functioning from 21.07.2023.

New District Registrar (Audit) offices in Salem (East), Gobichettipalayam and Karaikudi

Registration Districts were created and all are functioning from 12.07.2023, 14.07.2023 and 17.07.2023 respectively.

During the year 2023-24, two new Sub Registrar Offices at Thillai Nagar and Kanakiliyanallur in Trichirapalli Registration Districts were created for the convenience of the public. Both are functioning from 30.06.2023 and 10.01.2024 respectively.

22. Construction of new buildings in the Department

Based on the announcement during 2023-24, administrative and financial sanction of Rs.40.40 crore was allotted for construction of new buildings with modern facilities to 15 Registration offices.

23. Right to Information Act, 2005

Applications received for providing information under the Right to Information Act, 2005 are promptly dealt within the stipulated time by the Department. In the Year 2023, 31,543 Right to Information petitions were received from the applicants and prompt replies were provided to the public. A sum of Rs.3,77,338/- was collected under Right to Information Act, 2005 as application fee and copy fee.

24. Remarkable Achievements since the year 2021 in Registration Department

- i) The State Revenue has raised to Rs.13,913 crore during the financial year 2021-22 and to Rs.17,296 crore during the financial year 2022-23 which has reached to the tune of Rs.18,825 crore during the financial year 2023-24.

- ii) For the benefit of the public and considering better administration, two new Zones, seven new Registration districts, seven new Sub Registrar offices and three new audit wings have been created in the past three financial years.
- iii) In order to prevent registration of fraudulent deeds, new provisions to Registration Act have been introduced by empowering the Registrars with the authority to cancel the Registration of fraudulently executed deeds.
- iv) For the welfare of document writers a welfare fund was constituted with effect from 02.12.2022.
- v) Software has been developed to prohibit registration of properties pertaining to Government, HR&CE and Wakf Board.

25. Conclusion

This Department is continuously taking numerous initiatives to offer speedy services to the public at the time of document registration. Computerization Project, which was introduced on experimental basis in the year 2000 has now been evolved into a comprehensive web based portal facilitating all aspects of the registration process. Further, for preventing fraudulent property transactions, various legal provisions have been newly introduced. The Department is constantly striving to offer pleasant experience for the public at the time of document registration.

P.MOORTHY
Minister for
Commercial Taxes and Registration