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### THE MAHARASHTRA REGISTRATION RULES, 1961.

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CHAPTER III  
**RULES**  
**THE MAHARASHTRA REGISTRATION RULES, 1961**

G. N., R. D., No. RGN. 1157 - II - N, dated 17th October 1961

(M. G. G., Pt. IV - A, P. 778)

Amended by G. N, R. D., No. RGN. 1157 - II - N, dated 12th September 1962

(M. G. G., Pt. IV - B, p. 2759)

Amended by G. N., R. D., No. RGN. 1562/62505 – N dated 26th September 1962

(M. G. G., Pt. IV-A, p. 809)

Amended hi G. N., R. D., No. RGN 1562/119383 –N dated 2nd September 1963

(M. G. G., Pt. IV -A, p. 942)

Amended by G.N., R. & F D., No. RGN. 1563/80752 -.N, dated 4th November 1965

(M. G. G., Pt. IV-A, h. 1068).

Amended by G. N., R. & F. D., No. RGN. 1167/49386 -N, dated 10th July 1968

(M. G. G., Pt. IV- A, p. 304) .

Amended by G. N, R. & F. D., No. RGN. 1269/308036 -N, dated 9th September 1969

(M. G. G., pt. IV - A, p. 1018 ).

Amended by G. AT., R. & F D., No. RGN. 1607/256055-N dated 28th July 1971

(M. G. G., Pt. IV-A, p. 529).

Amended by G. N. R. and F. D. No. RGN-1076/161723-M- 1 dated 4<sup>th</sup> November- 1980

Amended by G. N. R. and F. D. No. RGN - 1080/CR - 319/M - 1 dated 4<sup>th</sup> July, 1983.

Amended by, G. N. R. and F. D. No. RGN ( 1088/CR - 649/M-1 dated 26th July 1989.

The following rules made by the Inspector - General of Registration for the State of Maharashtra

<ol style="list-style-type: none"><li>1. The Central Provinces and Berar Registration Rules, 1939</li><li>2. The Bombay Registration Rules, 1946.</li><li>3. The Hyderabad Registration Rules, 1956.</li></ol>	In exercise of the powers conferred upon him by Section 69 of the Indian Registration Act, 1908 (XVI of 1908), in its application to the State of Maharashtra and of all other powers enabling him in this behalf and in supersession of the Rules mentioned in the margin, having been approved by the Government of Maharashtra, are hereby published for general information namely :-
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## I. PRELIMINARY

### 1. Short title:-

- (1) These rules may be called the Maharashtra Registration Rules, 1961.
- (2) They shall come into force on the first day of January 1962.

### 2. Definitions - In these Rules, unless the context otherwise requires:-

- (1) "Act" means the [ \*\* ] Registration Act, 1908;
- (2) "Form" means a Form appended to these rules;
- (2A) "Headquarter Sub-Registrar" means a Sub Registrar designated as such by the appointing authority and posted at the headquarters of a registration district:-
- (3) "Index" means an index mentioned in section 55;
- (4) "Inspector" means an Inspector of Registration offices appointed under section 8;
- (5) "register books" means the books kept under section 51 and includes additional register books opened under rule 9 and supplement to register book No. 1, opened under rule 10;
- (5-A) " registration office" means the office of a Registrar or of a Sub - Registrar;
- (6) "Schedule" means a Schedule appended to these rules;
- (7) " section " means a section of the Act;
- (8) "Sub - Registrar" includes a Joint Sub - Registrar and a Headquarters Sub -Registrar.]

## II. CERTAIN SUB - REGISTRARS TO HOLD OFFICE AT OUT - STATIONS

3. Sub-Registrar's visits to out -stations. -The Sub-Registrar of such sub-districts as may be specified by the Inspector -General of Registration by notification in the Official Gazette shall hold their offices at such out - stations and during such periods as may be specified in such notification:

Provided that the Inspector - General of Registration may, for special reasons to be recorded in writing, order that any of such Sub -Registrar shall hold his office at the headquarters instead of at the out - station during the whole or any part of the period specified in the said notification:

Provided further that the Inspector- General of Registration may, by notification in the Official Gazette, direct that in lieu of any of such Sub-Registrars, the Joint Sub-Registrar of the same sub-district shall hold his office at the out-station and during the period specified in the notification issued under the forgoing provision of this rule.

### **III. LANGUAGES RECOGNISED**

4. **Languages in use in districts.- Languages deemed to be commonly used in each of the following districts shall be as specified below, namely:-**
- (a) in the Districts of Bombay and Bombay Suburban - Marathi, Hindi, (written in the Devanagiri script ), Gujarati and English;
  - (b) elsewhere in the State - Marathi, Hindi (written in the Devanagiri script) and English.]

### **IV. TERRITORIAL DIVISIONS**

5. Territorial divisions for purposes of section 21. - The territorial divisions recognised for the purposes of sub-section (3) of section 21, shall be,
- (a) within the limits of the ordinary original civil jurisdiction of the High Court of Judicature at Bombay, the district and Sub - district of Bombay and
  - (b) elsewhere the district, sub-district, the taluka, and village or township wherein the immovable property affected by the document is situated.

### **V. OFFICE HOURS**

6. Office hours of registration offices. - Registration offices shall be kept open daily (Sunday, second and fourth Saturday of every month and holidays excepted) as follows:-
- (a) In the districts of Bombay and Bombay Suburban- on all week days, from 10 - 00 a. m. to 5 - 00 p. m. with half an hour recess between 1 - 00 p. m. and 1 - 30 p.m.
  - (b) Elsewhere in the State on week - days, between such hours of the day not less than seven hours as the Registrar may fix, and where no such hours are fixed from 10-30 a. m. to 5-30 p.m.] with half an hour recess between 2 - 30 to 3 - 00 p. m.

### **VI. HOLIDAYS**

7. Holidays- The holidays to be observed in registration offices shall be the days notified by the Government under section 25 of the Negotiable Instruments Act, 1881, as public holidays and such other holidays as are sanctioned for the revenue offices of the district in which the registration office is situated.

### **VII. BOOKS AND FORMS**

8. Forms of register books.-The register books numbers 1 to 5 required to be kept under section 50 shall be in Forms A, B, C, D, and E, respectively.
9. (Opening of additional register books in certain cases,- (1 ) Special volumes of register books numbers 1, 3 and 4 ( in the rules referred to as the " additional register books") may be opened in any registration office, where documents

prepared on printed or lithographed forms are presented for registration by the parties or are drawn up in the office] or where by a notification in the Official Gazette, the Inspector - General of Registration may permit the presentation of typed documents with spare typed or first carbon copies [ Photostat or Xerox copies ] thereof for registration by the parties]. The additional register books shall be in the form of file books with numbered butts and shall be in the following form, namely:

Column 1

(Space for binding).	"Serial No. of document" (with notes of erasures in - interlineations, blanks or alterations under rule 53).	(Space for pasting printed form).
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- (2) The copy of each document prepared on printed or lithographed form with endorsements thereon in the original shall be made, by filling in blanks in the spare copy of the form of such document supplied by the parties or by the Department and by copying the endorsements on the spare copy or on a separate sheet of paper, when necessary. Each sheet of such copy or, where typed documents with spare typed or first carbon copies [or Photostat or Xerox copies] thereof are presented for registration, each sheet of such spare typed or first carbon copy ( or Photostat or Xerox copies ) with the endorsement of the registering officer and the stamp vendor on the original document copied thereon or on a separate sheet of paper when necessary shall then be pasted on a separate numbered butt in the appropriate additional register book and the registering officer shall write his signature and the date, and shall affix the seal of the office, so that both signature; and seal may be partly on each butt so used and partly on the sheet pasted thereon.
- (3) All documents entered in the additional register books shall be numbered in separate series as that of the documents copied in the ordinary volumes of the register books.
- (4) The procedure for presentation of typed documents with spare typed or first carbon copies [ or Photostat or Xerox copies] thereof shall be notified by the Inspector - General of Registration in the Official Gazette, and if in any case, such procedure is not followed by the party presenting the documents, the documents shall not be registered in the additional register book under this rule. ]

10. Supplement to register book No. 1 and file of copies and translations.-

- (1) Supplement to register book No. 1 shall be kept as follows:

- Part I** - ( for the purposes of sections 64, 65, 66 and 67 );  
**Part II** - ( for copies of maps or plans mentioned in section 21 ) :  
**Part III** - ( for copies of certificates of sale of immovable property granted by Civil Courts, revenue officers and such other officers as may be specified in this behalf by the Inspector - General of Registration from time to time);  
**Part IV** - ( for statement regarding land acquired under the Land Acquisition Act, 1894, [ \* \* \* \* ] received from the Collector);  
**Part V** - (for copies of instruments received under section 122 of the Maharashtra Co - operative Societies Act, 1960 );  
**Part VI** - (for memoranda received under sections 18 and 28-A of the Bombay Public Trust Act, 1950);  
**Part VII** - Copies of instruments received under section 58 of the Maharashtra Provision of Facilities for Agriculture Credit by Banks Act, 1974.]

(2) A separate file shall be kept for filing copies and translations of documents presented under sections 19 and 62. The copies and translations filed in this File shall be connected by cross reference with the entries in the register books.

11. File of copies of Tagavi Bonds, - A separate file styled " File of copies of Tagavi bonds" shall be opened for filing copies received under sub - section (1) or (3) of section 89.
12. Minute Book and its use.- Every registering officer shall keep a Minute Book in Form F, and shall enter therein in his own hand, a short note of every case of suspension or deviation from ordinary procedure of acceptance for, and admission to, registration and shall also record therein notes of such other proceedings of cases as may, from time to time, be specified by the Inspector - General of Registration. Every such note shall be signed and dated by the registering officer :

Provided that in the district of Bombay the Sub-Registrar and elsewhere the Registrar may delegate the duty of writing such note to a Head Clerk or Head Quarter Sub-Registrar respectively but the Sub-Registrar and the Registrar shall sign below the note. Such note shall be necessary;-

- (a) when a Registrar or Sub-Registrar impounds a document for insufficiency of stamp duty;
- (b) when a Sub-Registrar postpones registration pending receipt of sanction to the levy of line;
- (c) when a Sub-Registrar refuses registration;

- (d) when a document is received out of office hours or at another place;
  - (e) when a summons is issued for enforcing the attendance of the executant or other witnesses;
  - (f) when a document is withdrawn;
  - (g) when a document is returned for removal of ordinary impediments.
13. Day Book.- Every registering officer shall keep a Day Book in Form G.
14. Cash Book.- In every registration office there shall be kept a Cash Book in Form H. All fees received in respect of registration, grant of copies and authentication ( or attestation ) of powers - of- attorney and all other fees, fines and moneys recovered by the registering officer shall be brought to account in the Cash Book every day and the registering officer shall sign the same in token of the correctness of the day's total.
15. Register of powers of attorney.- Every registering officer shall keep a register of the powers - of - attorney authenticated or attested by him under section 33 in Form I. The entries in this register shall be made for each calendar year.
16. Forms of memoranda under sections 64 to 67.- The memoranda of documents required to be made under sections 64, 65, 66 and 67 shall be in Form J.
17. Manner of certifying and verifying pages of new register books and the simultaneous use thereof.-
- (1 ) Every officer shall certify under his signature [on the back side of the title page] of every register book issued by him, the number of pages actually contained in such book as required by sub-section (2) of section 16 and shall also note the date of issue thereon.
  - (2) Every registering officer on receiving a new register book shall count its pages and satisfy himself that their number tallies with that given in the certificate [on the back side of the title page]. If it so tallies the registering officer shall certify to that effect on the back side of the title page ] and note thereon the date of the certificate. If the number does not so tally, he shall return the register book to the issuing officer for rectifying the error. The registering officer shall note on every register book received by him the date of its receipt by him under his signature, and shall take out the books for use in order of their receipt:

Provided that when the volume of copying work is great, two or more Volumes of register books No. 1, 3 and 4 may be used simultaneously in such case, the use of the register books shall be regulated according to

the regulations made by the Inspector General III Registration in this behalf.

- (3) When a book is written up or completed, the registering Officer shall examine it and certify at the end of the book that the paging is correct according to the certificate [on the back side of the title page]. If any discrepancy in the paging is found , he shall at once report it to the Registrar.
18. Numbering of volumes of register books.- The volumes of each register book shall be numbered in a consecutive series which shall not terminate with the year, but be carried on perpetually; and it shall not be necessary to commence a fresh volume of a register book at file beginning of a year.

### **VIII. SAFE CUSTODY OF BOOKS, PAPERS AND DOCUMENTS**

19. Manner of keeping of register books and records when not in use.- The office of every Registrar and Sub - Registrar shall be provided with shelves, presses or almirahs, sufficiently large to contain the register books and other records. All register books and other records and all papers and documents in the custody of a registering officer other than documents kept by a Registrar in a fire - proof box shall, when not required during office hours, be kept in such shelves, presses or almirahs, as the case may be.
20. Transfer of completed records to central office of record in charge of Head quarter Sub-Registrar.-
- (1) Every office of the Registrar shall function as the central office of record for the district and the record therein shall be incharge of the [Head quarter Sub - Registrar ] :  
  
Provided that wherever a record room is not provided in the office of any Registrar for keeping records of the district, such office shall function as a central office of record only after a record room is provided therein for keeping such records.
  - (2) The complete volumes of the under mentioned books dating back over five years and belonging to the office of a Sub-Registrar situated outside the district of Bombay shall, at the commencement of each calendar year, be transferred to the central office of record:-

Register books Nos. 1, 2, 3 and 4

Additional register books Nos. 1, 2 and 4.

Supplements to register books Nos. 1 [Parts I, II, III, IV and V , VI and VII], Thumb Print Registers.

Files kept under sub - rule (2) of rule 10.

- (3) Completed Minute Books, Cash Books and Day Books and the files. of copies of Tagavi bonds shall be retained by Sub-Registrars in their own offices until they are destroyed in accordance with the rules for the destruction of such records made by Government.
- (4) The indexes made in the office of each Sub -Registrar shall be bound and retained in that office and shall be transferred to the central office of record when the register books are transferred to it under sub-rule (2). Such indexes shall be kept separate from the indexes made in the office of the Registrar.
- (5) In the District of Bombay and in any other district in which the office of the Registrar has not commenced to function as the central office of record, all the books and other records referred to in sub-rules (2) (3) and (4) shall be kept by the Sub-Registrar in his own record room.
- (6) This rule shall not apply to the districts or sub - districts specified in a notification issued under sub - section (1) of section 70 - C.

#### **IX. RE-COPYING OF REGISTER BOOKS**

21. Manner of recopying register books or portions thereof. –

- (1) A Registrar may, on the report of an Inspector made to him under sub - rule (2) of rule 76 or after personal inspection, by a written order direct under sub - section (5) of section 51, that any particular register book or portion thereof which is in danger of being destroyed or becoming wholly or partially illegible shall be re - copied by hand or by photography as he may deem fit:

Provided that where only a portion of an entry is in danger of being destroyed or becoming illegible, the Registrar shall direct that the whole entry including the true -copy certificate shall be re -copied.

- (2) Every entry which is directed to be re - copied shall be re – copied in the new register book in its entirety along with the true -copy certificate and each entry so re - copied shall be carefully compared with the entry in the original register book. The registering officer shall then certify under his signature in the manner laid down in rule 55 that it is a true -copy. A note of the Registrar's order directing the re - copying of the entry shall be made below the true - copy certificate, so re -copied.

- (3) A note shall be made in the old register book below each original entry which has been re-copied showing the number of the new register book and the number of the page of such book in which the entry has been re - copied.
  - (4) When an entire register book is re - copied, the new register book shall bear the same number as the old one. After the entries in the new register book have been compared with the entries in the old register book and the new register book certified by the registering officer as aforesaid, the old register book shall be destroyed and a note about its destruction shall be made in the catalogue of records. Such note shall also show the number of the new register book in which the entries from the old register book have been re - copied.
  - (5) where only a portion of a register book is to be re - copied, the new register book in which that portion is re-copied shall bear a fresh serial number such as 1-A, 2-A, 3-A, 4-A or 5-A as the case may be.
22. Register of partially re - copied register books.- A register containing the full particulars of the partially re - copied register books shall be maintained in Form K. Such register shall be preserved permanently.
  23. Signing and dating of Notes.- All notes made under the rules contained in this Part shall be signed and dated by the registering officer.
  24. Repairing of damaged register books by use of butter paper.- If in the opinion of a Registrar any register book, which is wholly or partially damaged but the writing on which is clear and legible and which is less than 60 but more than 40 years old can be repaired by using butter paper, he may by an order in writing direct that such book or such portion thereof as he thinks fit shall be so repaired instead, of being re -copied as provided in rule 21.

#### **X. FINES UNDER SECTIONS 25 AND 34.**

25. Procedure to be followed by Sub-Registrar on receipt of an application under section 25 or 34.- when an application for a direction under sub-section (1) of section 25 or under the proviso to sub-section (1) of section 34 is lodged with a Sub-Registrar, the Sub -Registrar shall, on payment being made to him of the maximum amount of fine imposable by the Registrar under rule 27, at once proceed with the enquiry prescribed in sub-section (3) of section 34 and shall endorse on the document the particulars prescribed in section 58 in the manner shown in Form L, but the certificate under section 60 shall not be endorsed until the Registrar's direction under sub - section (1 ) of section 25 or the proviso to sub - section (1) of section 34 is communicated to the Sub - Registrar;

Provided that nothing in this rule shall be deemed to affect the power of a Registrar to refuse such application.

26. Refund of fine -Where the application for a direction lodged with the Sub - Registrar under sub - section (1 ) of section 25 or under the proviso to sub - section (1) of section 34 is refused by the Registrar, the whole amount of fine paid by the applicant under rule 25 and where the amount of fine imposed by the Registrar is less than the amount of fine paid by the applicant under rule 25, the excess amount of fine, shall be refunded to the applicant:

Provided that when a direction is made under section 25 but the Registrar refuses to direct registration under the proviso to sub - section (1) of section 34, the fine imposed under section 25 shall not be refunded.

27. Scale of lines under section 25 or 34:- The scale of fines to be imposed under section 25 or 34, shall be as follows, namely:
- (1) if the delay does not exceed one month - not exceeding 2 ½ times the proper registration fee;
  - (2) if the delay exceeds one month but does not exceed two months - not exceeding five times the proper registration fee;
  - (3) if the delay exceeds two months but does not exceed three months - not exceeding 7 ½ times the proper registration fee;
  - (4) if the delay exceeds three months but does not exceed four months - not exceeding ten times the proper registration fee.

Note: This rule does not affect the Registrar's discretion to impose a smaller fine than the above maximum, under sections 25 and 34, in suitable cases.

## **XI. INDEXES**

28. Language in which indexes to be prepared.- Indexes shall be prepared in Marathi.
29. Forms of indexes under section 55.-Indexes Nos. I, II, III and IV required to be made under section 55 shall be made in forms M, N, O and P respectively and indexes Nos. I - A and II - A shall be made in Forms M and N respectively:

Provided that indexes Nos. II and II - A in respect of properties in city surveyed areas shall also be kept in Form N (Part II )

30. Manner of preparing indexes. - In preparing the indexes, the transliteration table in the schedule shall be followed. European or American names shall be indexed

alphabetically under the initial letter of the surname. Indian names (or foreign names where no fixed surname is used ) shall be indexed under the initial letter of the personal name. All prefixes and affixes denoting rank, occupation or caste shall be put into brackets and shall not be taken into consideration for the purpose of preparing indexes in alphabetical order. In the case of an Indian Christian, who has no family name, and who adds his father's name or the name of his village to his own, the names shall be indexed in the same manner as an ordinary Indian name.

31. Manner of indexing documents. –

- (1) All documents executed by or on behalf of Government shall be indexed under "Shasan" in " Marathi ". ]
- (2) A document executed under the authority of a power -of -attorney shall be indexed in the names of the principal and attorney both. A document executed by a guardian on behalf of a minor shall be indexed in the names of the minor and guardian both. A document executed by or on behalf of a Company or Corporation shall be indexed in the name of the Company or Corporation, as . the case may be.
- (3) In the case of certificates of sale, index No. I shall be prepared in the name of judgment debtor.

32. Manner of indexing entries of memoranda or copies tiled under sections 64 to 67 and 89 (2), (4), (5) and (6). -The index entries of memoranda or copies filed under sections 64, 65, 66, 67 and sub -sections (2), (4), (5) and (6) of section 89, and statements of lands acquired under the Land Acquisition Act, 1894, shall be made in the same indexes and in the same manner as entries concerning documents entered or filed in register book No. 1.

33. Date of registration to be entered in indexes. - In entering the date of the registration in any of the indexes, the date entered on the certificate of registration under section 60 shall be taken to be the date of registration :

Provided that in the case of documents filed in Part I or III or IV [ or V ] of the supplement to register book No. I or of copies filed under sub - section (1) or (3) of section 89, the date of their filing shall be taken to be the date of registration.

34. Manner of preparing different indexes. –

- (1) When there are several executants of a deed, a separate entry shall be made under the name of each of them in proper alphabetical order in column 1 of indexes Nos. I and I - A.

- (2) Indexes Nos. II and II-A shall be prepared village-wise, one or more separate sheets being assigned to every village. In the case of such towns as the Registrar may in his discretion declare to be large towns, separate sheets shall be used for each municipal division, ward, quarter or street.
  - (3) In the case of city surveyed areas, an additional index No. II shall be prepared in the special card form, namely, Part II of Form N, a separate card being used for each city surveyed property.
35. Binding of Index No. III. - In the office of every Registrar and Sub-Registrar, index No. III shall be bound into a separate volume either year by year or, if more convenient, over a number of years together.
  36. Manner of filling in columns 5, 6 and 8 of Index No. III. - Columns 5, 6 and 8 of index No. III in Form O shall not be filled in until it has been ascertained beyond dispute that the testator or donor, to whose will or authority to adopt the index entry relates, is dead. If the fact of such death is not ascertained till after the index in which the entry was made has been sent by the Sub-Registrar to Registrar, the Sub - Registrar shall immediately forward to the Registrar, a statement of the particulars to be inserted in the said columns, and the Registrar shall thereupon cause the said particulars to be duly entered in the index so sent to him for filing in his office.
  37. Manner of preparing index of register book No. 2. - At the end of every year an alphabetical index in Form Q shall be prepared at the end of register book No. 2 of all the entries in such book.

## **XII. PROCEDURE OF REGISTRATION**

38. Hours of accepting documents ordinarily and in case of emergency. –
  - (1) No document shall be accepted for registration at any registration office unless it is presented during office hours on a working day and at least one hour before the time fixed for the closing of the office.
  - (2) Notwithstanding anything contained in sub-rule (1) in cases of grave emergency, a registering officer may accept any document for registration at his office or his private residence, or the private residence of some person other than himself, at any hour on any day. In all such cases, a Sub - Registrar shall at once report to the Registrar to whom he is subordinate, the fact of his having accepted a document for registration and the reasons for his doing so.

Explanation:- For the purposes of this sub - rule " day " means a day beginning one hour before sunrise and ending one hour after sunset.

39. Form of presentation endorsement-

- (1) The registering officer shall make endorsement as required by section 52, either by writing or impressing it on every document presented to him for registration, in the following form, namely:-

"Presented at the office of the Registrar/Sub-Registrar of .....  
between the hours of ..... and ..... on the ..... 19 .

- (2) In the City of Bombay, the Sub -Registrar, and elsewhere, the Registrar, may delegate the duty of recording the endorsement under this rule to his Personal Clerk and the Sub - Registrar at the headquarter, respectively.
- (3) Any instrument executed by or in favour of any Officer referred to in sub - section (1) of section 88 may be presented for registration to the registering officer under a covering letter from such officer issued in his official capacity.

40. Manner of filling in Day, Book:-

- (1) On receipt of a document for registration, a registering officer shall fill in the first three columns of the Day Book in Form G and then proceed to recover the proper registration fees payable in respect of the document.
- (2) The serial number under which a document is entered in the Day Book shall be endorsed on the document above the endorsement made under rule 39.

41. Manner of calculating copying fees. - In calculating copying fees in the case of documents copied by hand a part of a folio shall be counted as a whole folio. When a document is short and the copy thereof is likely to cover less than a page of a register book, the whole number of words shall be counted. In other cases, the number of folios may be counted by multiplying the average number of words in five different lines in different parts of the document by the number of lines in the document (fraction of a word being counted as a word ) and dividing the result by one hundred:

Provided that the transcription made under rule 51 shall not be taken into account in calculating the copying fees:

Provided further that the copying fees in the case of documents copied by photography shall be calculated at the rate charged per page of the document.

42. Form of receipt to be passed:-

- (1) A registering officer, shall pass a receipt in Form 'R' whenever a document is presented for registration or deposit, or whenever payment of any fee or fine or other amount is made to him.
- (2) A registering officer visiting a private residence or jail under the proviso to section 31, sub-section (2) of section 33 or sub-section (2) of section 38, as the case may be, on being paid his traveling expenses, shall pass a similar receipt,

43. Form of fee endorsement.-

- (1) On receipt of the fees, the registering officer shall endorse on the document the following note, namely:-

Received fees for Photo Offices.	Other offices.
Rs. [ P ]	Rs. [ P ]
Registration.	Registration.
Copying A/B pages	Copying (Folios)
Postage	Copying endorsements Postage
Total	Total
A. B.	A. B.
Registrar or Sub - Registrar	Registrar or Sub - Registrar.”

- (2) When the fees for any other items specified in Form R are levied, these items shall be noted in manuscript.

44. Certain requirements to be verified before accepting a document for registration.-

- (1) Before accepting any document for registration, a registering officer may not concern himself with its validity, but shall ascertain -
  - (a) that it is properly stamped;
  - (b) that it is presented within the prescribed time, and in the proper office;
  - (c) that it was presented by a competent person;
  - (d) if it relates to immovable property, that it is not open to objection under section 21 or 22;
  - (e) if any document is in a language which he does not understand, that the provisions of section 19 are complied with ;

- (f) that any interlineations, blanks, erasures or alterations appearing in the document are attested by the signature or initials of the person or persons executing the same as required by section 20;
    - (g) that the dates of execution of the document, if written according to more than one calendar, tally with each other; and
    - (h) that the registration of such document has not been declared as opposed to public policy under section 22 -A.
  - (2) If on presentation of the document, the fees prescribed under section 78 are not paid on demand, the registering officer shall refuse to register the document.
45. Withdrawal when allowed:- A registering officer may, before the admission of any of the executants is recorded, at the request in writing of the party presenting the document for registration, allow him to withdraw the same.
46. Procedure when a document is not properly, stamped:-
- (1) when a document, which is not duly stamped, is presented for registration and the registering officer impounds it under the Indian Stamp Act, 1899 or the Bombay Stamp Act, 1958, he shall not forward the document to the Collector until the executant or executants appear before him for the purpose of enquiry under section 34 or until the expiration of the period of four months specified in section 34 whichever is earlier. The endorsements under rules 39 and 43 section 58 shall be made on the document before it is sent to the Collector but it shall not be copied or certified as registered until it has been returned to the registering officer with the Collector's certificate that the proper stamp duty has been paid thereon.
  - (2) If a document is impounded under the Indian Stamp Act, 1899 or the Bombay Stamp Act, 1958, the registering officer shall record a statement immediately below the endorsement made under rule 39 that such document is impounded under section 33 of the Indian Stamp Act, 1899 or section 33 of the Bombay Stamp Act, 1958 and shall sign such statement.
  - (3) In the city of Bombay, the Sub-Registrar and elsewhere, the Registrar may delegate the duty of recording the statement under sub - rule (2) to his [ Personal Clerk and the Headquarters Sub - Registrar ], respectively
47. Mode of writing endorsement and certificate when blank space is insufficient. –
- (1) Every document -admitted to registration shall provide a blank space for writing endorsements under section 52 and 58 and the certificate under section 60. If in any case, the blank space on a document is insufficient for writing endorsement, an extra Piece of blank paper shall be firmly

gummed on or attached to it, so as not to overlay any of the matter originally written in the document and the registering officer shall make each of the said endorsements and certificate partly on the document itself and partly on the piece of paper so gummed on or attached.

- (2) When an extra piece of paper is stitched to the document, or where a document is written on more pages than one, the registering officer shall affix his seal on each join.

48. Procedure on admission of document to registration:-

- (1) If a registering officer does not, on the face of it, see any objection to accepting a document for registration he shall proceed with the enquiry under section 34 and if the document is admitted to registration, the endorsements under section 58 and the certificate under section 60 shall be made in the manner shown in Form L,
- (2) The registering officer shall not endorse an admission of receipt of consideration unless the admission is voluntarily made.
- (3) If a person executing a document admits that he has executed it, but denies receipt of consideration either in whole or in part, the registering officer shall not refuse to register the document on that account, but shall make a note of such denial in the endorsement.
- (4) When a registering officer is acquainted either with the person admitting execution of a document or with the witness to his identity, he shall make a note in the endorsement to that effect. If the registering officer is not acquainted with the executant and no witness with whom the registering officer is acquainted is produced to identify the executant, the registering officer shall either:-
  - (a) examine any two witnesses, produced by the executant to prove identity or;
  - (b) examine on oath the executant and one witness, produced by the executant to prove his identity.
- (5) Where the person appearing before the registering officer as .in executant of a document is in the military employment of Government and is unable to produce any witness or witnesses to identify him or to prove his identity, as the case may be, the registering officer shall if such person produces his identity card duly certified and bearing his photograph, accept it as sufficient proof of his identity, unless the registering officer has ground to believe that the identity card is not genuine. If the identity card is accepted as such proof, the registering officer shall endorse on the document the

number of the identity card and the designation of the authority purporting to have signed and certified it.

49. Sub-Registrar, Bombay to send copies of documents to Collector of Bombay –

- (1) The party presenting any document (other than documents relating to assignments of goodwill, shop or business and tenancy right) relating to immovable property situate in the District of Bombay shall supply true copies thereof to the Sub-Registrar, Bombay, for verification of cadastral survey numbers, divisions or sub-numbers as recorded in the documents with the city survey records. The true copies of the documents supplied by the party and, where no true copies have been supplied, the original documents presented by the party shall be sent by the Sub - Registrar, Bombay, alongwith a return in Form RA to the Collector of Bombay during the first week of every month following the month to which the documents relate.
2. If any discrepancies are communicated by the Collector in respect of true copies of documents, the Sub - Registrar, Bombay, shall take steps to bring them to the notice of the executing parties and advise them to execute and register a deed of correction to set right such discrepancies.
3. If any discrepancies are communicated by the Collector in respect of original document, the Sub - Registrar, Bombay, shall take steps for requiring the executing parties to make the necessary corrections within a reasonable time. The correction shall be made in the margin of the document under the signature of the Sub-Registrar, Bombay, after obtaining the consent of the parties or their authorised agents. If such consent is not given within a reasonable time, the Sub - Registrar, Bombay, shall index the documents under the cadastral Survey Nos. and divisions named in the documents.

50. Optional registration how distinguished from compulsory registration and determination of value of interest when not stated in document –

- (1) Entries relating to documents, registration of which is optional, shall be made in register book No.1 and in parts I, III and IV of the supplement to register book No. I , by appending letter `B' to the serial number. The absence of the said letter shall indicate that the entries relate to documents, registration of which is compulsory.
- (2) For the purpose of determining whether the registration of a document in which the value of the interest affected is not expressed is compulsory or not, the value of the stamp affixed thereto shall be taken to indicate the value of the interest according to the provisions of the law in force relating to stamped documents

51. Manner of copying stamp vendor's endorsements in register books and copies prepared under sections 65 to 67. - When a document admitted to registration is being copied in appropriate register book as required by section 52, the value of the stamp and the stamp vendor's endorsement shall be transcribed at the beginning of the copy in such book and also on the copies prepared under sections [ 65 ] to 67.
52. Items to be copied in certain columns of Register Books Nos. 1, 3 and 4. - The following items shall be copied in column 2 of register books Nos. 1 and 4 and in column 3 of register book No. 3, namely :-
- (1) the serial number endorsed on the document under rule 40;
  - (2) the presentation endorsement referred to in rule 39 ;
  - (3) the fee endorsement under rule 43;
  - (4) the endorsement under sections 52, 58 and 59 and certificate under section 60 in the order in which they appear on the document.
53. Manner of noting interlineations, etc., and writing marginal notes. –
- (1) Any interlineation, blank, erasure or correction in a document presented for registration and in the endorsements made on it shall be copied into the relevant register book exactly as they appear in the document and in the endorsements. Marginal notes explaining such interlineation, blank, erasure or alteration shall be written in column 1 of the relevant register book in the following manner, namely:
    - (a) in the case of an interlineation or alteration a single mark " X " in red ink shall be made over it and a similar mark " X " in red ink shall be made in column 1, against it and the word "sic" or the corresponding word in the regional language ( 'asal') shall be written in the said column after such mark ;
    - (b) in the case of an erasure or blank, two marks " XX " in red ink, one at each of such erasure or blank shall be made and similar mark shall be made in column 1, against it and the word " erasure" or "blank", as the case may be, or the corresponding word in the regional language of the district shall be written after such marks. All such notes shall be attested by the initial of the registering officer.
  - (2) The same procedure shall be adopted in the case of copies granted under section 57 or those forwarded under sections 65, 66 and 67.
54. Manner of copying endorsements in case of documents running on more than one page, - If the copy of a document occupies more than one page of a register book the endorsements of the document shall be copied once only, with the

exception of the serial number, which shall be repeated on every page. The endorsements shall in no case be copied alongside of the copy of any document other than that to which they relate. If in the case of any documents, copies of the endorsements in column 2 of a register book extend lower down than the space occupied by the copy of the document in the column in which the document is copied, the blank space left in the last named column shall be cancelled by cross lines in ink being drawn over it.

55. Comparing and attestation of entries in register books, endorsements of copying, reading and comparing how to be made, manner of noting and attesting interlineations, etc. delegation of duty, of attesting copies of documents, etc., by Registrars and Sub - Registrars. Bombay, true copy certificate on copies from Central Office of Record to be signed by Headquarters Sub - Registrar, -

(1) When the copy in a register book has been completed, it shall be carefully compared with the original and the copyist, the reader and the comparer shall, respectively, endorse below the copy the words " copied by me ", "read by me" and "compared by me" and shall attach their respective signatures thereto ;

Provided that where there is no separate reader and the comparing is done by the Sub - Registrar himself by " eye method " it shall not be necessary to make the endorsement "read by me".

(2) The registering officer shall then certify under his signature that it is a true copy.

(3) All interlineations, blanks, erasures and corrections made at the time of copying shall be bracketed in red ink, attested by the registering officer on each side, consecutively numbered in red ink, and classified under the categories (1 ) interlineations, (2) blanks, (3) erasures and (4) corrections.

(4) The form of certificate shall be as illustrated below: -

"True Copy"

Number of mistakes: 8 (eight) ; (1) and (7) Interlineations; (2), (3) and (6) blanks; (4) and ( 8 ) erasures; (5) corrections ( initials of the registering officer) \*

(Signed) A. B.  
Registering Officer.

(5) In the city of Bombay, the Sub -Registrar and elsewhere, the Registrar may delegate to his [ Head Clerk or Senior Clerk and the Headquarter Sub-Registrar], respectively, the duty of attesting copies of documents in a register book as well as copies given under section 57 or forwarded under

sections 66 and 67 or the duty of writing marginal notes and of attesting interlineations, blanks, erasures or corrections under rule 53.

- (6) The true copy certificate shall in the case of copies given under section 57 from the central office of record, be signed by the [ Headquarter Sub - Registrar].

56. Procedure in case of re -registration, -In cases of re -registration under section 24, the document shall be copied into a register book in extenso, and shall be given the next serial number;

Provided that a note in red ink indicating the number of the volume of the register book and the page at which it is re -registered shall be made in the register book on the first copy of the document in column 2 of register book Nos, 1 and 4 and in column 3 of register books No. 3 below the signature of the registering officer, and such note shall be dated and signed by the officer who re-registers the document. The presentation endorsement specified in rule 39 shall be made on representation.

57. Registration in wrong office, how set right.- When a Sub-Registrar registers a document relating to immovable property not situate within his own sub - district, but in that of another sub - district, he shall on noticing the mistake, direct the person who presented it to present it again in the proper office.

58. Procedure when document is presented for registration in duplicate Copies or memoranda under section 64 to 67 in respect of duplicates not to be sent, Indexes of duplicates not to be made. mode of filing copies of maps or plans accompanying duplicate:—

- (1) When a document is presented for registration with its duplicate or duplicates the endorsements required to be made under sections 52, 58 and 59 shall be endorsed on the original as well as on the duplicate or duplicates. Copy of the original document shall be made in the Appropriate register books; the duplicate or duplicates thereof shall not be so copied:

Provided that a note stating the number of duplicates presented along with the original shall be made below the entry of the original in the register book. The contents of a certificate of registration prescribed under section 60 shall be the same for the original, as well as for the duplicate or duplicates.

- (2) A copy or memorandum required to be forwarded under sections 64 to 67 shall not be forwarded in respect of the duplicate or duplicates, but in respect of the original only. A note of the number of duplicates presented

along with the original shall be made below the true copy certificate in the case of a copy, and in the "Remarks" column in the memorandum.

- (3) Indexes shall be prepared in respect of the original only.
  - (4) If a document is accompanied by a map or plan, the duplicate or duplicates of such document shall each be accompanied by a copy of the map or plan. The copy of the map or plan accompanying the original shall alone be filed in Part II of the Supplement to register book No. 1. They shall be forwarded to registering officer under sections 65 to 67 [ along with copies of maps ] or plans relating to the original only and not the duplicate or duplicates.
59. Endorsement on copies of maps and plans received under section 21 and below true copies of documents concerned: Endorsements to be signed and dated; Attestation of copies of maps or plans by, executant:—
- (1) On the copy of every map or plan received under section 21, the registering officer shall make the following endorsement, namely: -  
  
" Copy of map or plan accompanying the document registered at number ....., at page ....., volume ..... of register books No. 1"  
  
The registering officer after entering the copy of the map or plan in Part II of the Supplement to register book No. 1 shall make a note in the register book No. 1 below the true copy certificate of the document to which it belongs, as follows:-  
  
"copy of map or plan accompanying is entered at page..... of volume ..... of Part II of the Supplement to the register book No. 1.-
  - (2) These endorsements shall be dated and signed by the registering officer.
  - (3) The copies of maps or plans shall be attested by the signature of the persons executing the document or their authorised agents.
60. English or Hindi abstract when to be sent by Sub Registrar, Bombay, to Registrars at other districts, along with copy of document.- When under sub - section (2) of section 30, the Sub - Registrar, Bombay, registers a document written in a language other than English or Hindi and relating to property situated beyond the limits of the State of Maharashtra, and forwards under section 67, a copy of such document to every Registrar within whose district any part of the property to which the document relates is situated, the copy shall be accompanied by an English or Hindi abstract of such document which shall be certified under his signature as the true abstract.

61. Return of documents to parties in person and by post.-

- (1) When, after the registration is complete and the document is returned under section 61, the registering officer shall obtain the signature of the recipient in the Day Book in Form G in acknowledgment of receipt of the document. The receipt given and produced by the recipient shall then be returned under section 52 to the recipient after the date of the return of the document is endorsed thereon and the endorsement is initialled by the registering officer or the Headquarter Sub-Registrar when the registering officer is a Registrar or by the Head Clerk of the Sub - Registrar in Bombay.
- (2) When a person presenting a document for registration signifies a wish that the document should be returned to him by post, receipt given to him under section 52 shall bear an endorsement that the document will be returned by post and such endorsement may be initialled as provided in sub-rule (1). The document shall, when it is returned under section 61, be returned in a registered cover with a form of acknowledgment. The registration receipt granted by the post office and the acknowledgement of the recipient, when received, shall be separately tiled and their numbers shall be noted in column 13 of the Day Book.

62. Documents which are kept separate. List of unclaimed documents to be hung up. Notice to presenter or his nominee, if any for unclaimed documents and manner of sending it.-

- (1) Documents of which registration is not complete and registered documents pending delivery, shall be kept separate.
- (2) A list of documents which have been registered, and have remained unclaimed for more than one month from the date of completion of registration, shall be hung up to public view in Form S in the Office of every registering officer.
- (3) If a document remains unclaimed for one calendar month after its registration, or after registration of the same has been refused, the registering officer shall, on the day following the last day of such month, issue a notice in Form T to the person who presented the document or his nominee, if any, informing him that if it be not claimed within a further period of one month from the date of the notice, an extra fee at the rates prescribed in the Table of Fees prescribed under section 78 shall be leviable before such document can be delivered to him. Such notice shall be sent by post.

63. Contents of copy of reasons, under sections 71 and 76. the copy of reasons required to be given to an applicant under sections 71 and 76 shall be a copy of

the entries in register book No. 2 relating to the document of which registration has been refused.

64. Copy of order passed by Registrar on appeal or application to be sent to Sub - Registrar and manner of copying it in register book No. 2.- A copy of every order passed by a Registrar on appeal or application shall be sent of the Sub-Registrar against whose decision the appeal or application was made, and the substance of the order with a brief statement of the reasons therefor, in case of refusal, shall be copied by the Sub - Registrar in column 5 of the register book No. 2.

### **XIII. RETURNS AND ACCOUNTS**

65. Remission of Fees.- All fees received under the Act and the rules made thereunder, shall be remitted daily to the nearest Treasury or Bank accompanied by the cash book and the signature of the officer - in - charge of the Treasury or Accountant shall be taken in the cash book. Where it is inconvenient to send the cash book along with the remittance to the Treasury or Bank, the remittance may be sent in duplicate challans, and the receipted challan obtained and kept in a separate file. In such case however, the particulars of the receipted challan, shall be noted below the relevant entry in the cash book. At stations where there is no Treasury or Bank, the fees shall be remitted to the nearest Treasury or Bank at such intervals as may, from time to time, be determined in this behalf by the Inspector General of Registration.

Explanation.- For the purposes of this rule.

- (a) 'Bank' means the Reserve Bank of India or any office or agency of the Reserve Bank of India and includes any branch of the State Bank of India, State Bank of Hyderabad acting as the agent of the Reserve Bank of India in accordance with the provisions of the Reserve Bank of India Act, .1934.
- (b) 'Treasury' means the Treasury established at the headquarters of a district. and includes a sub-treasury and the Pay and Accounts Office, Bombay. ]'
66. Manner of remission of fees into Treasury or Bank. - Every registering officer shall keep in his custody the fees received by him each day and shall pay the same on the next day into the nearest Treasury or the Bank, as the case may be, as soon as it opens.
67. Dates of closing accounts.- The Sub-Registrar, Bombay, and the [Headquarter Sub- Registrars], shall close their accounts on the last day of each month and the Sub-Registrars elsewhere shall close their accounts on the day on which the Treasury, in which the fees are remitted by them, closes its accounts each month.

68. Submission of monthly, work statement by Registrar and Sub -Registrar. Every Sub-Registrar shall, on the last day of each month, submit to the Registrar, to whom he is subordinate, a monthly return in Part I of Form U and every Registrar shall, on or before the 5<sup>th</sup> day of each month, submit to the Inspector General of Registration, a monthly return in Part II of Form U on the basis of the monthly return submitted to him by the Sub-Registrars.

#### **XIV. AUTHENTICATION AND ATTESTATION OF POWERS OF ATTORNEY**

69. Forms of authentication and attestation of power of attorney:-
- (1) The registering officer shall authenticate the powers - of - attorney under section 33 in Form V.
  - (2) The registering officer shall attest the powers -of -attorney under section 33 in Form W.
  - (3) The consecutive number under which the power -of -attorney is entered in the Register in Form I and the fee charged shall be noted on the power - of - attorney.

#### **XV. ISSUE OF COMMISSIONS**

70. Form of issuing commissions.- Commissions issued under section 33 or 38 and the returns thereto shall be recorded in a separate file. The Commissions shall be issued in Form X.

#### **XVI. REFUND OF FEES**

71. Register of refunds.- Every registering officer shall maintain in Form Y a register of refunds.

##### **71-A. Recovery of fees.**

- (1) If on inspection or otherwise, it is found that fee payable under the Act, in relation to any document which is registered has not been paid or has been insufficiently paid, the Sub -Registrar shall issue notice to the person who had presented the document to pay the amount within a period of one month from the date of notice.
- (2) If such person fails to pay it within the said period, the Sub-Registrar shall report the fact to the District Registrar to whom he is subordinate. The district Registrar shall enquire into the matter and make his report to the Inspector-General of Registration.

- (3) On receipt of the report, the Inspector -General may, on going through the report and after making due inquiry and giving the person an opportunity to be heard, issue a certificate in Form YA directing that the said amount is recoverable from such person as an arrear of land revenue; and forward it to the Collector within whose jurisdiction such person resides.
- (4) On receipt of the certificate, the Collector shall recover the amount as an arrear of land revenue and credit it to Government through the Tahsildar concerned who shall immediately intimate such credit in Form YB to the Sub-Registrar and the District Registrar concerned and the Inspector - General of Registration. ]

### **XVII. WITHDRAWAL OF SEALED COVERS**

72. Procedure in case of withdrawal of sealed covers. - When an application is made for the withdrawal of a sealed cover under section 44, the Register shall, before delivering the cover under the said section, take back the receipt given under rule 42 when the cover was deposited and file it. The signature of the recipient shall also be taken in the last column of register book No. 5.

### **XVIII. GRANT OF COPIES, SEARCHES, INSPECTIONS ETC.**

73. All applications to be in writing and to comply with the Bombay Court-fees Act, 1959 the Indian Stamp Act, 1899 and the Bombay Stamp Act, 1958 and to be numbered and filed:-
  - (1) All applications for copies, searches, inspections or for any other purposes required to be made under the Act or these rules shall be made in writing to a registering officer and every such application shall be numbered and filed by the registering officer.
  - (2) The registering officer shall not accept any application, unless it complies with the provisions of the Bombay Court-fees Act 1959, the Indian Stamp Act, 1899 and the Bombay Stamp Act. 1958, as the case may be.

### **XIX. DESTRUCTION OF DOCUMENTS**

74. The form of notice in case of unclaimed documents to be destroyed and the procedure thereafter; Note of destruction where to be recorded.
  - (1) A registering officer shall issue a notice in Form Z, when a document, the destruction of which is authorised by section 85, remains unclaimed for a period exceeding two years from the date of registration or refusal to register it or the date on which the proceedings in respect of its registration were adjourned for the last time. After the expiration of the period of notice, the Sub - Registrar shall send the document to the

Registrar to whom he is subordinate for destruction and the Registrar shall communicate to the Sub - Registrar the date on which it was actually destroyed.

- (2) In case of destruction of registered documents, a note recording the destruction shall be entered in the appropriate register book at the foot of the copy of the document. In cases of documents registration of which is refused, the note shall be recorded in column 4 of register book No. 2.

## **XX. INSPECTIONS AND INSPECTORS OF REGISTRATION OFFICES**

75. Inspection of registration office by, Registrars.-

- (1) Every Registrar shall inspect the offices of the Sub-Registrars in his district at least once every two years.
- (2) The Registrar shall send a memorandum of each inspection to the Inspector -General of Registration in Form AA.

76. Inspection of register books in Sub-Registrar's offices, and in central office of record and report regarding damaged books by Inspector:-

- (1) Every Inspector shall examine the books, indexes, accounts and other records in the office of a Sub-Registrar subordinate to him once in every year. He shall, as required by sub-section (2) of section 52, authenticate such register books as he may examine by making a record in each of them to the following effect:

"Entries from P to P in this book have been examined by me.

(Signed) .....  
Inspector".

- (2) Every Inspector shall also inspect the books of the Sub – Registrars subordinate to him and the books in the central office of record for the district and report to the Registrar the register books mentioned in sub - section (1) of section 51 or portions thereof which are in danger of being destroyed or becoming illegible wholly or partially.
- (3) The Inspector shall, in the " Inspection Form " prescribed by the Inspector -General of Registration from time to time, make a memorandum of all errors, acts of negligence or doubtful practices detected and after giving the Sub-Registrar an opportunity to explain or set right at once any defect found, and after proposing such orders on the memorandum as he may deem proper, send one copy of the same for information to the Registrar to whom the Sub-Registrar is subordinate and one copy to the Inspector - General of Registration for approval.

- (4) The Inspector - General of Registration shall forward a copy of his order in respect of such memorandum with his remarks or suggestions, if any, to the Registrar and the Registrar shall then send it together with the copy of the memorandum received from the Inspector to the Sub -Registrar concerned, for compliance.
77. Submission of diary of work by Inspectors. -On or before the 7th day of every month, each Inspector shall submit to the Inspector General of Registration a diary of his work and movements during the preceding month.

## **XXI. ADMINISTRATION REPORT**

### **78. Annual and Triennial Reports:-**

- (1) Every Registrar shall submit annual returns in Parts I to V of Form AB and shall fill up the entries therein from similar forms prepared in his office and those received by him from the Sub-Registrars. In every third year, every Registrar shall, on or before the date prescribed by the Inspector - General of Registration from time to time in this behalf, submit to the Inspector - General of Registration a brief report containing a general account of the amount of registration work performed by himself and the Sub-Registrars under him during the preceeding three years.
- (2) The report shall contain the following particulars, namely:
- (a) the number of documents -
    - (i) registration of which was compulsory,
    - (ii) registration of which was optional,
  - (b) the nature of the deeds registered,
  - (c) the number and result of appeals under section 72,
  - (d) the number and result of applications under section 73,
  - (e) the number and results of suits under section 77,
  - (f) the amount of fees collected in his office and those collected in the offices of the Sub - Registrars subordinate to him and an explanation of the significance of the statistics as bearing upon the economic condition of the people.
- (3) In the two years intervening between the dates of such reports, the Registrar shall, on or before the date appointed by the Inspector -General of Registration from time to time in this behalf, submit the prescribed

statements with a clear but brief indication of his opinion as to the significance of the statistics.

- (4) Every Inspector and the Manager, Government Photo Registry, shall submit to the Inspector-General of Registration on or before the date prescribed by the Inspector -General of Registration from time to time, an annual report containing such information as may be prescribed by him.

- 79. Submission of suggestions for improvement of registration system. - When a Registrar is of the opinion that inconvenience attends the working of any of these rules or the authorised table of fees, he shall submit his suggestions for the improvement of the system of registration in separate reports and shall not incorporate them in the reports submitted by him under rule 78.

**XXII. PHOTO COPYING PROCEDURE**

- 80. Documents to be sent to Manager, Government Photo Registry office, Pune for photo - copying, Preparation of list and its preservation:-

- (1) Every registering officer in a district or sub - district to which Part XI - A of the Act applies, shall send to the Manager, Government Photo Registry Office, Pune ( hereinafter in this part referred to as "the Manager") for being photo-copied, documents presented to him for registration with a list in Form AC except those mentioned in sub-section (1) of section 70-E and those declared unfit for being photo - copied by a registering officer in consultation with the Manager.
- (2) The list shall be prepared in duplicate, one copy being sent to the Manager, and the other, permanently preserved by the registering officer in his office.

- 81. Manner of sending documents to Manager. - The documents shall be sent to the Manager by registered post, after being properly packed and secured in the manner prescribed by the Inspector -General of Registration.

- 82. Identification mark on pages on a document. - On every written page of a document to be sent for being photo – copied shall be impressed or written the identification mark under – section. 70-D(1)(a) showing the name of the office, the number of book, the page number with the total number of pages below it and the year of registration, in the following form:

.....  
H. V. L. - I  
.....

The document shall then be entered in the list referred to in rule 80.

Note : The Book No. shall not be marked in the case of documents registered in Book No. 1.

83. Serial numbering of documents. - All documents of one year shall be numbered with one consecutive series, irrespective of the number of the register book in which they are to be entered;

Provided that, except in the district of Bombay and the Bombay suburban District, prints of documents which are to be entered in different register books, shall be bound separately in the manner hereinafter prescribed.

84. Preparation of books of Photo-copies. -In all districts, excepting the district of Bombay and the Bombay Suburban District, photo -copies of documents to be entered in register books shall be made up into books of as nearly as possible 100 pages, the last page being the last page of a document.

85. Photo –copies to be kept loose in box; its contents to be certified. -In the district of Bombay and Bombay Suburban District photo-copies of documents to be entered in register books shall not be bound into books, but shall be kept loose in a box, each box being considered as a book. The contents of each box shall be certified by the senior Sub-Registrar, Bombay, or the Sub-Registrar, Bandra, as the case may be, in the form prescribed by the Inspector - General of Registration.

86. Forms of certificate on books of photo - copies of documents. - To each book of photo - copies of documents, the registering officer shall prefix a certificate in Forms AD( \*\*\* ) which shall be signed and dated by him.

87. Numbering of pages and manner of binding books. -The pages of the register books so formed shall be numbered serially and a certificate in Form AG shall be given at the end, which shall be signed and dated by the Inspector. The books shall be bound with a tape or strong cord approved by the Inspector - General of Registration and the knot shall be secured by means of a metal seal by the Inspector.

88. Preservation of books. - All the books shall be preserved in the offices of Sub-Registrars to which they belong in the manner approved by the Inspector - General of Registration.

89. Manner of preservation and storage of negatives in Government Photo Registry.  
- The negatives of all photo - copies shall be stored and preserved permanently in the Government Photo Registry. Several pieces of the film negatives belonging to one office may be joined together for convenient storage, and they shall be securely stored in the manner approved by the Inspector - General of Registrations. Each single length of film shall be numbered serially, a separate series being used for each office of a Sub-Registrar. There shall be maintained in the Government Photo Registry, a register in the form prescribed by the Inspector -General of Registration, showing the number of lengths of film for each office, and the number of documents photographed on each length and the date of storage.
90. Serial numbering of each length of film negative. - All pages of documents photographed on one length of film shall be serially numbered irrespective of the office to which the documents belong, or the order in which they are entered in the list, a separate series being used for each length of film.
91. Mode of certifying film negative, certificate when to be given contents of seal. –
- (1) Each separate length of film shall bear at the end of it a certificate by the Photo Registrar in the following form :-
- " True photo of document page No. \_\_\_\_\_ to No. \_\_\_\_\_except  
\_\_\_\_\_ Date \_\_\_\_\_ Photo Registrar."
- (2) The certificate shall be signed, sealed and dated by the Photo - Registrar. The certificate shall be given after the film is developed, prints are taken from it and the photo - copies are duly signed, dated and sealed by the Photo Registrar.
- (3) The seal mentioned in clause (c) of sub - section (1) of section 70 - D and shall bear the following inscription, namely:-
- " Seal of the Photo Registrar, Government Photo Registry, Pune."]

## CHAPTER V

### COMPARATIVE TABLE SHOWING THE NEW RULES (MAHARASHTRA REGISTRATION RULES 1961) AGAINST THE OLD RULES.

Revised Rule (1)	Old Rules (2)	Revised Rules (3)	Old Rules (4)	Revised Rules (5)	Old Rules (6)
1	1	32	32	64	64
2	2	33	33	65	65
3	3	34	34	66	66
4	4	35	35	67	67
5	5	36	36	68	68
6	6	37	37	69	69
6A	New	38	38	70	70
7	7	39	39	71	71
8	s	40	40	71-A	New
9	9	41	41	72	72
10	10	42	42	73	73
11	11	43	43	74	74
12	12	44	44	75	75
13	13	45	45	76	76
14	14	46	46	77	77
15	15	47	47	78	78
16	16	48	48	79	79
17	17	49	49	80	80
18	18	50	50	81	81
19	19	51	51	82	82
20	20	52	52	83	83
21	21	53	53	84	84
22	22	54	54	85	85
23	23	55	55	86	86
24	24	56	56	87	87
25	25	57	57	88	88
26	26	58	58	89	89
27	27	59	59	90	90
28	28	60	60	91	91
29	29	61	61		
30	30	62	62		
31	31	63	63		

In exercise of the powers conferred by section 22-A of the Indian Registration, Act, 1908 (XVI of 1.908) in its - application to the State of Bombay, the Government of Bombay, hereby declares that the registration of a document containing a declaration as to proprietorship of trade-marks is opposed to public policy. (G.N.R.D.No. RGN. 1557/1475/147514-N, dated 30th June 1958.)

In exercise of the powers conferred by section 22-A of the Indian Registration Act, 1908 (XVI of 1908), in its application to the State of Maharashtra, the Government or Maharashtra hereby declares that the registration of a document effecting a transfer or purporting to transfer the occupancy of any person belonging to a tribe which has been declared to be a Scheduled Tribe under Government Notification, Revenue and Forests Department, No. UNF. 1567-R dated 5th June 1968, except with the previous sanction of the Collector, as required by sub-section (2) of section 36 of the Maharashtra Land Revenue Code, 1966 (Mah. XLI of 1966), is opposed to public Policy.

(G.N.R. and F.D. No. RGN. 1068/39915-N, dated 16th April 1969).

In exercise of the Powers conferred by section 22-A of the Indian Registration Act, 1908 (XVI of 1908), in its application to the State of Maharashtra read with order No. GSR 47 (B); dated the 17th February 1980 of the President of India, the Governor of Maharashtra, is hereby pleased to declare that the registration of a document affecting a transfer of lands within the villages or areas in the affected or benefited cone of a project, to which the provisions of Maharashtra Resettlement of Project Displaced Persons Act, 1976 (Mah. XLI of 1976), have been applied under section 11 of the said Act, is opposed to public policy.

(G.N.R. & F.D. No. RGN. 10791120880-M-1 dated 12-5-1980).

Whereas, sub-section (1) of section 12 of the Maharashtra Resettlement of Project Displaced Persons Act, 1976 (Mah. XLI of 1976) (hereinafter referred to as " the said Act"), provides that no land in the villages or areas specified in the notification under section 11 shall, after publication of that notification in the Official Gazette, and until Deputy Director makes a declaration to the effect that proceedings dor the acquisition of lands in the benefited zone are completed, be transferred, subdivided or partitioned in any manner as specified in that sub-section, except with the permission in writing of the State Government;

And whereas, under sub-section (1) of section 15 of the said Act it has been provided that the State. Government shall finally declare by otification in the Official Gazette, the extent of area which shall constitute the area of benefited zone under the project;

And whereas, under sub-section (4) of section 16 read with Part II of Schedule A appended to the said Act, land to the extent specified therein, is to be acquired from holdings as specified therein,

And whereas, under Government Notification, Revenue and Forest. Department, No. RGN.1079/120889/M-1 dated the 12 the May 1980, the State Government has declared that the registration of any document effecting a transfer of lands within a village or area in the affected or benefited zone of a project, to which the provisions of the said Act have been applied under section 11 of the said Act, is opposed to public policy;

And whereas, it has been brought to the notice of the State Government that a lot of hardship is caused to the holders of land, the area of which does not form part of the benefited zone as finally declared under section 15 of the said Act, and is not generally required to be acquired for resettlement purpose, by requiring them to obtain permission under section 12 (1) of the said Act, individually for land transactions and on account of general ban on registration of certain documents as aforesaid;

And whereas, it takes considerable time to make a declaration under sub-section (1) of section 12 of the said Act, till all proceedings for acquisition of lands in the benefited zone are completed;

And whereas, the State Government is satisfied that general permission should be given to such holders to facilitate their genuine transactions with others and that there should be no ban on registration of documents relating to such transactions;

Now therefore, in exercise of the powers conferred by sub-section (2) of section 12 of the said Act, the Government of Maharashtra hereby grants necessary permission to all persons for any of the transactions referred to in clauses (a) (b) and (c) of sub-section (1) of section 12 of the said Act, in respect of the whole or part of their holdings, the area of which does not form part of the benefited zone under the project as maybe declared under sub-section (1) of section 15 of the Act subject to the condition that the grant of permission shall be without prejudice to the area of and that may be liable to be compulsorily acquired under section 16 of the said Act, on the basis of any holding as it existed immediately before the grant of this permission;

And in exercise of the powers conferred by section 22-A of the Registration Act, 1908 (XVI of 1908), in its application to the State of Maharashtra, the Government of Maharashtra hereby further directs that nothing contained in Government Notification, Revenue and Forests Department, No. RGN. 1079/120889/M-1, dated the 12 th May 1980, shall apply to - registration of any documents by any person in respect of any transaction of land for which general permission has been given to him by this notification.

(G.N.R. & F.D. No. RPA. 1086/CR-4141/RI dated 26th March 1987).

"In exercise of the powers conferred by sub-section (1) of Section 22-A of the Registration Act, 1908 (Act XVI of 1908), in its application to the State of Maharashtra the Government of Maharashtra hereby declares that the registration of a document purporting, or operating to effect a contract popularly known as "Companionship Contract " or "Maitri Karar" is opposed to public policy.

Explanation :- For the purpose of the notification the expression "Companionship Contract" or "Maitri Karar" means a contract (by whatsoever name called) between a male and a female, whether either or both of them married or not, the consideration or object of which is forbidden by law, immoral or opposed to public policy".

(G.N.R. & F.D. RGN-1081/CR-410/81-M1 dated 8-6-1983) - .

In exercise of the powers conferred by section 22-A of the Indian Registration Act, 1908 (XVI of 1908), in its application to the State of Maharashtra and in supersession of the Government Notification, Revenue and Forests Department No. RGN. 1079/120889-M-1, dated 12th May 1980, the Government of Maharashtra hereby declares that the registration of a document effecting a transfer of lands within the villages or areas in the affected or benefited zone of a Project to which the provisions of the Maharashtra Project Affected Persons Rehabilitation Act, 1986 (Mali. XXXII of 1989), have been applied under section 11 of the said Act, is opposed to public policy.

(G.N.R. & F.D. No. RGN. 1090/CR-810/M-1, dated 8th August 1990.

Whereas, sub-section (1) of section 12 of the Maharashtra Project Affected Persons Rehabilitation Act, 1986 (XXXII of 1989 (hereinafter referred to as "the said Act") provides that notwithstanding anything contained in any law for the time being in force, no agricultural land in the villages or areas specified in the notification under section 11 of the said Act shall, after publication of that notification in the Official Gazette and until the Collector makes a declaration to the effect that no further land in the benefited zone of any particular village or area therefrom is required for the purposes of the said Act, be transferred, sub-divided, partitioned or converted to non-agricultural purpose in any manner as specified in that sub-section, except with the permission in writing of the State Government ;

And whereas, under sub-section (4) of section 14 read with clause (e) of sub-section (1) of section 13 and Part II of Schedule appended to the said Act (hereinafter referred to as "the said Schedule") agricultural holdings in the Act, with the minimum area as per appropriate slab which the State Government has made applicable for the purpose of acquisition of land in such benefited zone, as mentioned in Schedule hereto appended, is exempted from the - acquisition for resettlement purposes;

And whereas, under Government Notification, Revenue and Forests Department No. RGN. 1090/CR-810M-1, dated the 8th August 1990, registration of any document affecting a transfer of lands within a village or area in the affected or benefited zone of a

project, to which the provisions of the said Act have been applied under Section 11 of the said Act is opposed to public policy;

And whereas, it has been brought to the notice of the State Government that lot of hardship is caused to the holders of lands, the area of which is minimum or below the minimum area specified in the appropriate slab made applicable by the State Government to a particular village or area under clause (c) of sub-section (1) of section 13 and therefore, not liable for acquisition for resettlement. purposes, by requiring them to obtain -permission under sub-section (1) of section 12 individually for land transactions and on account of general ban on registration of certain documents as aforesaid;

And whereas, the State Government is satisfied that general permission should be given to such holders to facilitate their genuine land transaction with others and that there should be no ban on registration of documents relating to such transactions.

Now, therefore, in exercise of the powers conferred by sub-section (2) of section 12 of the said Act, and in supersession of the Government Notification, Revenue and Forests Department No. RPA. 1080/CR-16/RI dated the 5th September 1986, in so far as it relates to the Irrigation projects which on coming into force of the said Act are governed by the said Act or to which the provisions of the said Act are made applicable the Government of Maharashtra hereby

(a) grants the necessary general permission to all.

Persons whose total holding is the prescribed minimum of 1 Hectare and 61 acre or below, for any of the. transactions referred to in Clauses (a), (b), (c) and (d) of sub-section (1) of section 12 of the said Act in respect of whole or part of their holdings; and (b) also grants the necessary general permission to all persons whose total holding is as per the prescribed minimum in the appropriate slabs II, III, IV and . V of Part II of the said Schedule and specified in the Schedule hereto, or below, for any of the transactions referred to in clauses (a), (b), (c) and (d) of sub-section (1) of section 12 of the said Act, in respect of whole or part of their holding, subject to the condition that the permission granted hereby shall not take effect until the notification required under clause (c) of sub-section (1) of-section 13 of the said Act is published in the official Gazette, declaring which of the slabs II, III, I V and V mentioned in Part II of the said Schedule shall apply for the purpose of acquisition of land in the benefited zone;

And in exercise of the powers conferred by section 22-A of the Registration Act, 1908 (XVI of 1908), in its application to the State of Maharashtra, the Government of Maharashtra, hereby further directs that nothing contained in Government Notification, Revenue Department, No.RGN1090/CR-810/M-1, dated the 8th August 1990 shall apply to registration of any document by any persons specified as aforesaid in respect of any transaction for which general permission has been given to him under this notification, provided that he files with the registering officer a duly sworn or affirmed affidavit that his total holding does not exceed the minimum area exempted as per the

slab made applicable to particular village or area under clause (c) of sub-section, (1) of section 13 of the said Act.

Schedule.

<b>Slab</b>			<b>Area exempted</b>
<b>Hectare Ares</b>			<b>(A.G.)</b>
I	1	61	(3.39)
II	2	42	(5.391/a)
III	3	23	(7.391/a)
IV	4	04	(9.39 1/4)
V	4	85	(11.391/a)

(Govt. order N. R. & F.D. No. RPA. 1090/CR-23/RI dated 22-8-90)

In exercise of the powers conferred by clause (d) of sub-section (1) of section 88 of the Indian Registration Act, 1908 (XVI of 1908), in its application to the pre-Reorganisation State of Bombay, excluding the transferred territories, the Government of Bombay hereby specifies for the purposes of the said section 88 the holder for the time being of the office of the Municipal Commissioner for the city of Poona. (G.N.R.D., No. RGN. 1057/55709-N dated 13th August 1957)

In exercise of the powers conferred by clause (d) of sub-section (1) of section 88 of the Indian Registration Act, 1908 (XVI of 1908), in its application to the pre-Reorganisation State of Bombay excluding the transferred territories, the Government of Bombay hereby specifies for the purpose of the said section the holder for the time being of the office of the municipal Commissioner for Greater Bombay. (G.N.R. and F.D. No. RGN. 1057/162501-N dated 14th March 1958.)

In exercise of the powers conferred by clause (d) of sub-section (1) of section 88 of the Indian Registration Act, 1908 (XVI of 1908) in its application to the State of Maharashtra, the Government of Maharashtra hereby specifies for the purposes of the said section 88, the holder for time being of the office of the General Manager, Bombay Electric Supply and Transport Under taking of the Municipal Corporation of Greater Bombay.

(G.N., R.D., No. RGN. 1561/2355-N, dated 31st March 1962)

In exercise of the power conferred by clause (d) of sub-section (1) of section 88 of the Indian Registration Act, 1908, (XVI of 1908), in its application to the State of Maharashtra, the Government of Maharashtra hereby specifies for the purposes the said section 88, the holder for the time being, of the office of the Chief Executive Officer of every Zila Parishad established under the Maharashtra Zilla Parishads and Panchayat Samities Act, 1961 (Maharashtra V of 1962).

(G.N. R. and F.D. No. RGN. 1567148044-N, dated 31st July 1967)

In exercise of the powers conferred by clause (d) of sub-section (1) of Section 88 - of the Indian Registration Act, 1908, (XVI of 1908), in its application to the State of Maharashtra, the Government of Maharashtra hereby specifies for the purposes of the said section 88, the holder for the time being of the office of the Zonal Manager and Deputy Zonal Manager of the Life Insurance, Corporation, Western Zone.

(G.N.R. and F.D., No. RGN-1067/245735-N, dated 15th September 1967).

In exercise of the powers conferred by clause (d) of sub-section (1) of Section 88 of the Indian Registration Act, 1908, (XVI of 1908), in its application to the State of Maharashtra, the Government of Maharashtra hereby specifies for the purposes of the said section 88, the holder, for the time being, of the office of the Custodian referred to in in section 7 of the Banking Companies (Acquisition and Transfer of Undertakings) Act, 1970 (5 of 1970).

(G.N., R and F.D., No. RGN. 1069/276827-N, dated 30th May 1970)

In exercise of the powers conferred by clause (d) of sub-section (1) of section 88 of the Indian Registration Act, 1908, (XVI of 1908), in its application to State of Maharashtra, the Government of Maharashtra hereby specifies for purposes of the said section 88, the holder for the time being of the office of Managing Director of Maharashtra State Warehousing Corporation, Poona.

(G.N.R. and F.D.No. 1071/109634-N dated 3rd February 1971). .

In exercise of the powers conferred by clause (d) of sub-section (1) of section 88 of the Registration Act, 1908, (XVI of 1908), in its application to the State of Maharashtra, the Government of Maharashtra hereby specifies for the purposes of the said section 88, the holders, for the time being, of the office of the Chief Executive - Officers and of the Assistant Law Officer of Maharashtra Industries Development Corporation.

(G.N.R. and F.D.No. 1080/1910-M-1 dated 3-11-1980).

In exercise of the powers conferred by clause (d) of sub-section (1) of section 88 of the Indian Registration Act, 1908, (XVI of 1908), in its application to the State of Maharashtra, the Government of Maharashtra hereby specifies for the purpose of the said section 88, the holder for the time being, of office of Assistant Commissioner, Poona City Municipal Corporation, Poona.

(G.N.R. and F.D.No. 3471/117916-N dated 20-5-1972).

In exercise of the powers conferred by clause (d) of sub-section (1) of section 88 of the Indian Registration Act, 1908, (XVI of 1908), in its application to the State of Maharashtra, the Government of maharashtra hereby specifies for the purpose of the

said section 88, the holders for the time being of offices of the (1) Managing Director (2) Company Secretary and Law Officers, (3) Chief Engineer and (4) Project Manager, of City and Industrial Development Corporation of Maharashtra Ltd.

(G.N.,R.& F.D., No. RGN-1074/218919-N dated 28th November 1974)

In exercise of the powers conferred by clause (d) sub-section. (1) of section of the Registration Act, 1908 X (XVI of 1908) in its application to the State of Maharashtra, the Government of Maharashtra hereby specifies for the purposes of the said section 88, the holders, for the time being, of the offices of the Regional Officers at Pune, Nagpur and Aurangabad of the Maharashtra Industrial Development Corporation.

(G.N.,R. & F.D., No. RGN-1078/188630-M-1 dated the 16th April 1979).

In exercise of the powers conferred by clause (d) of sub-section (1) of section 88 of the Registration Act, 1908 (XVI of 1908), in its application to the State of Maharashtra, the Government of Maharashtra hereby specifies for the purpose of the said section 88, holder, for time being, of the office of the Assistant Law Officer of Maharashtra - Industrial Development Corporation, and for that purpose amends Government Notification, Revenue and Forests Department, No. RGN. 1070/94868-N, dated the 29th July 1971, as follows, namely :

In the said notification for the words "the Deputy Secretary" the words "the Assistant Law Officer" shall be substituted.

(G.N.,R.& F.D.No. RGN. 1080/191064-M-1 dated 3rd November 1980).

In exercise of the powers conferred by clause (d) of sub-section (1) of section 88 of the Registration Act, (XVI of 1908), in its application to the State of Maharashtra, the Government of Maharashtra hereby specifies for the purpose of the section 88, holder for the time being of the office of the Assistant Law Officer of the City and Industrial Development Corporation of Maharashtra Limited.

(G.N., R. & F.D. No. RGN-10831CR-154-M-1 dated 5th July 1983)

In exercise of the powers conferred by clause (d) of sub-section (1) of section 88 of the Registration Act, 1908 (XVI of 1908), in its application to the State of Maharashtra and in super session of Government Notification, Revenue and Forests Department No. RGN.-1083/CR-154-M-1 dated the 5th July 1983, the Government of Maharashtra hereby specifies for the purpose of the said section 88, the holder for the time being of the office of the Marketing manager, the Marketing Officer, the Manager (Town Services), the Estate, Officer, the Assistant Lands and Survey Officer and the Assistant Law Officer of the City and Industrial Development Corporation of Maharashtra Limited. (G.N.R.& F.D. No. RGN-1585/CR-230-M-1 dated 27th February 1986). In exercise of the powers conferred by clause (d) of sub-section (1) of section 88 of the Registration Act, 1908 (XVI of 1908) in its application to the State of Maharashtra, the Government

of Maharashtra hereby specifies for the purposes of the said section 88, the holder, for the time being of the office of the Chief Officer, Pune, Housing and Area Development Board, Pune.

(G.N.R. & F.D. No. RGN. 1089/2248/CR-352/M-1 dated 14th September 1989).

In exercise of the powers conferred by clause (d) of sub-section (1) of section 88 of the Registration Act, 1908, (XVI of 1908), in its application to the State of Maharashtra, the Government of Maharashtra hereby specifies for the purposes of the said section 88, the holder, for the time being of the office of the Registrar, National Institute for training in Industrial Engineering, Bombay.

(G.N.R. & F.D. No. RGN-1089/CR.1033/M-1 dated 5th February 1990).

In exercise of the powers conferred by clause (d) of sub-section (1) of section 88 of the- Registration Act, 1908 (XVI of 1908) in its application to the State of Maharashtra, the Government of Maharashtra, hereby specifies for the purposes of the said section 88, the holders for the time being, of the office of the Chief Administrator, New Towns, The Administrator, New, Nashik and the Administrator, New Nanded, all of the City and Industrial Development corporation of Maharashtra Limited.

(G.N.R. & F.D. No. RGN. 1090/4416/CR-1093/M-1 dated 30th January 1991).

The Government of Maharashtra is pleased to establish an office of the Joint Sub-Registrar at each of the places mentioned in column 2 in the Registration sub-district mentioned in column 3 in the districts mentioned in column 4 of the Schedule here-to annexed and to direct under section 6 of the said Act, that the officers mentioned in column 5 of the said Schedule shall act as Joint Sub-Registrars of the respective sub-districts during the period the said Sub-Registrars hold their offices at the places other than their headquarters.

Schedule.

S.No. 1	Place 2	Registration Sub-district 3	Registration District 4	Officer to Work as Joint Sub-Registrar 5
1	Karad	Karad	Satara	Sub-Registry Karkun, Karad

(G.N.,R.& F.D. No. RGN-1564/156156-N dated 3rd October 1970)

In exercise of the powers conferred by sub-section (1) of section 7 of the Indian Registration Act, 1908, (XVI of 1908), in its application to the State of Maharashtra the Government of Maharashtra hereby - establishes with effect on and from the 5th October 1970 an office of the Joint Sub-Registrar at Umbraj in the registration sub-

district of Karad in the registration district of Satara to be styled as the office of the Joint Sub-Registrar, Karad, and direct under Section 6 of the said Act that the SubRegistry Karkun in the office of the Sub-Registrar, Karad, shall act as Joint SubRegistrar, Karad and hold his office at Umbraj in the Satara district during the periods specified in the notification issued by the Inspector General of Registration under rule 3 of the Maharashtra Registration Rules 1961.

(G.N.,R & F.D., RUN. 1564/156156-N, dated 3rd October 1970).

In exercise of the powers conferred by sub-section (1) of section 7 of the Registration Act, 1908, (XVI of 1908), in its application to the State of Maharashtra, the Government of Maharashtra hereby establishes, with effect from the 15th October 1976, an office of the Joint Sub-Registrar at Jafrabad, in the Registration Sub-district of Jalna, in the Registration district of Aurangabad to be styled as the office of the Joint Sub-Registrar, Jalna, and directs under section 6 of the said Act, that the senior most Sub-Registry Karkun in the office of the Sub-Registrar, Jalna, shall act as Joint Sub-Registrar, Jalna and hold his office at Jafrabad in Taluka Jalna of Aurangabad District, during the period specified in the notification issued by the Inspector General of Registration, Maharashtra State, Pune under Rule 3 of the Maharashtra Registration Rules, 1961.

(G.N.,R.& F.D.No., RGN-1076/160594-M-I dated 1<sup>st</sup> October 1976).

The Government of Bombay is pleased to establish an office of the Joint Sub-Registrar at each of the places mentioned in column 2 in the registration sub-district mentioned in column 3 in the districts mentioned in column 4 of the Schedule hereto annexed and to direct under section 6 of the said Act that the officers mentioned in column 5 of the said schedule shall act as Joint Sub Registrars of the respective sub-districts during the period the said Sub-Registrars hold their offices at the places other than their headquarters.

S.No. 1	Place 2	Registration Sub-district 3	Registration district. 4	Officer to work as Joint Sub Registrar. 5
1	Wai	Wai	Satara	Sub-Registry Karkun, Wai.

(G.N., F.D. No. 9257/45-B, dated 10th October 1950).

In exercise of the powers conferred by section 6 and 7 of the Indian Registration Act, 1908 (XVI of 1908) and in supersession of the Revenue Department Notification No. 17/BI/31/7/51, dated 9th April 1953 (page 373, Part I-D dated 16th April, 1953), the Rajpramukh hereby directs that with effect from 25th October, 1956 -

(a) \* \* \*

(b) the Collector of each of the District mentioned in column 1 of the schedule other than the District of Hyderabad, shall ex officio registrar of that District

(c) the office of each of the said Registrar of Districts and the City Registrar shall be established at the place mentioned at serial number 1 column 3 there of;

(d)

(e) the Sub-Registrar of each of the Sub-Districts mentioned at serial number 1 in column 2 is authorised to exercise and perform, in addition to his own powers and duties, all the powers and duties of Registrar to whom he is subordinate except the powers to hear an appeal against an order passed by him under the said Act.

District 1	Sub-district 2	Station of office 3	Sub-Registrar or Joint Sub Sub-Registrar. 4
Osmanabad.	1 Osmanabad.	1. Osmanabad.	Sub-Registrar, Osmanabad, Taluq.
Bhir	1 Bhir	1 Bhir	Sub-Registrar, Bhir Taluq.
Aurangabad.	1 Aurangabad.	1 Aurangabad.	Sub-Registrar, Taluq Aurangabad.
Parbhani	1 Parbhani	1 Parbhani	Sub-Registrar, Parbhani, Taluq.
Nanded.	1 Nanded	1 Nanded	Sub-Registrar, Nanded Taluq.

Ex-Hyderabad Govt. Notfn. No. 73/BI/21/7/56-G dated 24 October 1956)

In exercise of the powers conferred by the proviso to article 309 of the Constitution of India, and in supersession of Government Notifications in the Revenue Department No. 4874/33(b) dated the 30th May 1940 and No. 1778/33, dated the 12th September 1940 and of all other notifications (including any rules and regulations) on the subject the Government of Maharashtra is pleased to make the following rules, namely The appointments to posts of Sub-Registrars under section 6 of Inspector of Registration offices under sub-section (1) of section 8 and Photo Registrars under sub-section (3) of section 70B of the Indian Registration Act, 1908 (XVI of 1908), may be made by the Inspector General of Registration, Maharashtra State, Poona, subject to such restrictions and conditions as the State Government may from time to time specify in that behalf.

(G.N.R.D.No. RGN. 155/73558-N dated 13th February 1972)

In exercise of the powers conferred by section 6 of the Indian Registration Act, 1908 (XIV of 1908) in its application to the State of Maharashtra and in supersession of Government Notification, Revenue Department, No. 3665, dated 30th January 1922, the Government of Maharashtra hereby appoints the Collector of Bombay, to be the Registrar of the registration district of Bombay.

(G.N.R. F.D. No. RGN. 1365/5606-N, dated 11th November 1965) (Section 7 of the Act)

1. (1) The office of the Sub-Registrar at the head-quarters of every district in the Central Provinces and Berar, except, Nagpur and Amraoti, is amalgamated with the office of the Registrar to whom the Sub-Registrar is subordinate;

(2) The office of the Sub-Registrar, Nagpur, out of the office of the Sub-Registrar, Nagpur and the Sub-Registrar Nagpur City, at the headquarters of the Nagpur district is amalgamated with the office of the Registrar, Nagpur, to whom the Sub-Registrar is subordinate

(3) The office of the Sub-Registrar, Amraoti Camp, out of the office of the Sub-Registrar, Amraoti Camp and the Sub-Registrar, Amraoti Town, at the headquarter of the Amraoti district, is amalgamated with the office of the Registrar, Amraoti, to whom the Sub-Registrar is subordinate, and .

(4) Every Sub-Registrar whose office has been hereby amalgamated is authorised to exercise and perform, in addition to his own powers and duties, the powers and duties exercised and performed by Registrar, to whom he is subordinate, under section 30 (1) and 65 of the Indian Registration Act, 1908, together with the powers conferred on the said Registrar by section 25, 34, 74, 75 and 76 of the said Act in respect of documents registered by him in exercise of the powers under section 30 (1) *ibid*;

Provided that no Sub-Registrar shall exercise the powers conferred on him by this notification for registration of any document or the performance of any act which he is empowered to register or perform under the ordinary powers of the Sub-Registrar.

2. Notification Nos. 14724 dated 14th December 1904 and 12-82-A-XI dated 6th April 1920, are hereby superseded.

(Ex.Govt. of Central Provinces and Berar Notfn. No. 3256 33-IX 11-16-4-1941)

In exercise of the powers conferred by section 6 of the Registration Act, 1908 (XVI of 1908), in its application to the State of Maharashtra, the Government of Maharashtra hereby appoints, with effect from the 1st August 1984, the Collector of Revenue District of Gadchiroli to be the Registrar of the Registration Dist of Gadchiroli.

Cease the powers conferred on him by the said sections registration of any document or the performance of any act which h e is empowered to register or perform under the ordinary powers of Sub-Registrar.

(G.N.R. & F.D.No. RGN.1082/CR-21/83-M-I dated 19th July 1984).

In exercise of the powers conferred by sub-section (2) of section 7 of the Registration Act, 1908 (XVI of 1908 IN ITS APPLICATION TO THE State of Maharashtra, the Government of Maharashtra hereby -

(a) amalgamates with effect from the 1 st day of August 1984, the office of the Sub-Registrar at Gadchiroli with the office of the Registrar of the Registration - District of Gadchiroli; and

(b) authorises the Sub-Registrar of Gadchiroli to exercise and perform, in addition to his powers and duties, the powers and duties under section 30(1),25,34,65,74,75 and 76 of the said Act, of the Registrar of Gadchiroli in respect of documents registered by him in exercise of the powers conferred under sub-section (1) of section 30:

Provided that, the Sub-Registrar shall not exercise the powers conferred on him by the said sections registration of any document or the performance of any act which he is empowered to register or perform under the ordinary powers of Sub-Registrar.

(G.N.R. & F.D.No. RGN.1082/CR-21/83-M-I dated 10th July 1984).

In exercise of the powers conferred by sub-section (1) of section 7 of the Registration Act, 1908, (XVI of 1908), in its application to the State of Maharashtra and supersession of all the previous Government Notifications issued in respect of registration sub-district/of Akola, the Government of Maharashtra hereby establishes with effect from the 1st day August 1984 offices to be styled as the office of the Joint Sub-Registrar, Akola I, and the office of the Joint Sub-Registrar, Akola II, in the Registration Sub-District of Akola in the Akola Registration District.

(G.N.R.& F.D. No. RGN.1082/CR-21/83-M-I, dated 19th July 1984).

In exercise of the powers conferred by sub-section (2) of section 7 of the Registration Act, 1908 (XVI of 1908), in its application to the State of Maharashtra, the Government of Maharashtra hereby-

(a) amalgamates with effect from the 1st day of October 1990, the office of the Joint Sub-Registrar at Bandra, with the office of the Registrar of the registration district of Bombay Suburban; and

(b) authorises, the Joint Sub-Registrar to exercise and perform the duties under section 25,34, 65, 74,75, and76 of the said Act, of the Registrar of Bombay Suburban in respect of documents registered by him:

Provided that, the Sub-Registrar shall not exercise the powers conferred on him by the said sections for registration of any document or for the performance of any act which he is empowered to register or, as the case may be, perform under the ordinary powers of Sub-Registrar.

(G.N.R.& F.D. No. 1091/CR-361/NI-1 dated 23rd May 1991).

### **CODE OF CRIMINAL PROCEDURE, 1973.**

No. RGN-10E8/307278-M-1 :- In exercise of the powers conferred by section 347 of the Code of Criminal Procedure, 1973 (2 of 1974), in its application to the State of Maharashtra, the Government of Maharashtra hereby direct that all Registrars of districts appointed under the Indian Registration Act, 1908, (XVI of 1908) shall be deemed to be Civil Courts within the meaning of section 345 and 346 of the said code.

In exercise of the powers conferred by Clause (f) of section 58 of the Transfer of Property Act, 1882 (4 of 1882), in its application to the State- of Maharashtra, the Government of Maharashtra hereby specifies the following towns for the purposes of the said clause (i), namely :

Thane, alibab (Koiaba)Ratnagiri, Nasik, Dhulia, Jalgaou, Poona, Ahmednagar, Satara, Sangli, Sholapur, Kolhapur. Parbhani, Bhir, Nanded, Osmanabad, Nagpur, Buldana Akola, Amravati, Yeotmal, Wardha, Bhandara and Chandrapur.

(G-.N.R. & F.D. No. TAP. 10691282010-N dated 9th Feb. 1973).

the Sub-Registrars of sub districts specified in column 1 of the Schedule hereto shall hold their offices at the outstations mentioned in column 2 of that Schedule, during the period specified in column 3 thereof.

### **SCHEDULE.**

Sub - District	Out Station	Period during which office to be Held	Authority (Notification issued by Govt./Inspector General of Registration.
<b>AHMEDNAGAR DISTRICT.</b>			
Jamkhed	Kharda	Every Thursday of every week throughout the year.	Pravir/2/246/Kharda Taluka Jamkhed dated 2-4-1976.

Sangamner	Nimgaon-Jali	Every Thursday of the 2nd and 4 <sup>th</sup> week of every month from January to May and December.	A.D. 406 dated 1st January 1962. A.D.II 246/24481-43 dated 24th February 1966. A.D.II-246/Kharda/15 to 73-75 dated 5 <sup>th</sup> September 1969.
<b>AKOLA DISTRICT</b>			
Shirpur	Malegaon	Every Tuesday throughout the year.	D-3/Case 485/2103-07 dated 20 <sup>th</sup> March 1985.
Teflhar a	Hivarkhed	Every Tuesday through-out the year.	
<b>AMRAVATI DISTRICT.</b>			
Achalpur	Dharni	Every Friday throughout the year.	D-3/Case 485/2103-07 dated 20 <sup>th</sup> March 1985.
	Chikhaldara	Second and fourth Tuesday through out the year.	
Chandur Railway	Tivsa	Every Friday through the year.	
<b>AURANGABAD DISTRICT.</b>			
Sillod	Saoygaon	Every Tuesday throughout the year excluding the holidays.	D-3/Case 427 dated the 24 <sup>th</sup> July 1987.
<b>BEED DISTRICT.</b>			
Ambejogai	Parli-Vai_janath	Every Monday of every week through out the year excepting the holidays	
Kej	Kille Dharur	Every Friday of every week through out the year excepting the holidays.	
Patoda	Shirur	Every Monday through out the year	
<b>DHULE DISTRICT</b>			
Nandurbar	Nawapur	2 <sup>nd</sup> and 4 <sup>th</sup> Monday through-out the year.	D-3/Case 466 dated 1st March 1966.
	Taloda	Every Friday throughout	

		the year.	
	Akkalkuwa	Third Monday of every month throughout the year.	D-3/Case 485 dated 25th July 1985.
Shahade	Dhadgaon	2nd and 4th Friday during the months of January to June and October to December.	D-3/Case 466 dated 1st March 1984.
Shindkhede	Dondaicha	Every Thursday throughout the year	
<b>GADCHIROLI DISTRICT</b>			
Gadchiroli	Dhonara	1 st and 4th Wednesday throughout the year.	D-3/Case 485/2103-07 dated the 20 <sup>th</sup> March - 1985.
Armori	Kurkheda	1st and 3rd Friday throughout the year.	D-3/Case-485/2782 dated 16 <sup>th</sup> August 1985
Sironcha	Aheri	1st and 3rd Friday throughout the year	
	Itpalli	1st and 4th Tuesday throughout the year.	D-3/Case-485/2103-07 dated 20 <sup>th</sup> March 1985.
<b>JALGAON DISTRICT.</b>			
Edlabad	Kurhe	Every Wednesday during the months of January to May.	A.D. 406 dated 1 <sup>st</sup> January 1962
<b>JALNA DISTRICT.</b>			
Jalna II	Jafarabad	For three days i.e. Tuesday, Wednesday and Thursday following Second and Fourth Monday through out the year.	D-3/CR-E-320 dated 10-9-1991.
<b>KOLHAPUR DISTRICT.</b>			

Radhanagri.	Gargoti. (Bhudargad)	From Second Monday to following Friday in each month throughout the year.	AD/SR-I/1973/246/73 dated 19-9-1973.
Panhala	Malkapur	For 5 days from second Monday to following Friday in each month throughout the year.	RGN 1558/111721-N dated 30-12-1958.
Kagal	Murgud	Every Tuesday throughout the year excepting holdidays.	AD/SR-I/1973/246/73 dated 19-9-1973
<b>LATUR DISTRICT.</b>			
Ahmedpur	Chakur	Every Friday of every week throughout the year excepting the holidays.	
Latur II	Murud	Every Tuesday of every week throughout the year.	D-3/CR-E-320 dated 10-9-1991.
<b>NAGPUR DISTRICT.</b>			
Umred	Bhiwapur	Every Friday of every month throught the year.	Desk 3/Case-485/2103-07 dated 20-3-1985.
<b>NANDED DISTRICT.</b>			
Hadgaon	Himayatnagar	Every Wednesday of every month throughout the year.	D-3/Case 353 dated 22nd March 1983.
Kandhar	Loha	Every Tuesday of every month throughout the year.	IGR 4/619/1083 dated 21st May 1979.
<b>NASHIK DISTRICT.</b>			
Dindori	Surgana	Every Friday of every month through out the year	Pravir-2/246/Surgana dated 1 <sup>st</sup> September 1975.
Nandgaon	Manmad	Every Wednesday of every month throughout the year.	D-3/Case 609 dated 2 <sup>nd</sup> January 1987.
Niphad	Lasalgaon	Every Monday of every month throughout the year.	D-3/Case 654 dated 2nd November 1987.

<b>PARBHANI DISTRICT.</b>			
Selu	Pathari	Every Thursday of every month throughout the year.	D-3/Case 336 dated 15th December 1987.
<b>PUNE DISTRICT.</b>			
Ambegaon	Manchar	1 lth, 12th, 21st and 22nd days of the months of February to July.	A.D. 406 dated 1st January 1962.
Bhor	Velhe	On Second Thursday following by Friday in each of the months of January to May and December.	A.D. 406 dated 1st January 1962 and AD-406/3668-69 dated 12 <sup>th</sup> February 1970.
Dound	Kedgaon	From 16th to the last day of each month (both days inclusive) except Wednesday throughout the year	AD-406 dated 1st January 1962.
	Supa	On every Wednesday during the period commencing from 16 <sup>th</sup> day to the last day of each month (both days inclusive throughout the year)	
Khed	Wada	On every first and third Friday in each of the months of April, May and June.	AD-406 dated 1st January 1962 and P.D.406/3668-69 dated 13 <sup>th</sup> February 1970.
Mawal	Lonavala	1 <sup>st</sup> Monday and following Tuesday and 3 <sup>rd</sup> Monday and following Tuesday of every month, throughout the year.	IGR-4/106/524 dated 29 <sup>th</sup> January 1977.
Junnar	Otur	On every Thursday and following Friday during the months of January to June and every Thursday during the months of November and December.	Pravir-21245 Otur-4485-88 dated 6 <sup>th</sup> February 1973.

Narayangaon	Ale	On every Friday in each of the months of April to July and on every alternate Friday in the remaining months of the year.	AD-406 dated 1 <sup>st</sup> January 1962.
Purandhar	Jejuri	On 1st, 2nd, 15th and 16th of each of the months of January to June.	
Shirur (Ghodnadi)	Talegaon (Dhamdhere)	From 16th to the end of every month (both days inclusive) throughout the year.	
<b>RAIGAD DISTRICT.</b>			
Karjat	Khalapur	For two days from the second Monday during each of the months of February to April and June.	AD-406 dated 1st January 1962 and D-II/246/Karjat dated 18 <sup>th</sup> November 1964.
	Khopoli	For two days immediately following	
Nlahad	Poladpur	For two days (Monday and Tuesday) in the second week of each of the months of January to June.	AD-406 dated January 1962.
Panvel	Uran	For two days from second and following Tuesday during each of the months of January to June.	
Roha	Pali	For four days from second Monday to the following Thursday during each of the months of January to June.	
Shrivardhan	Mhasala	For three days from second Monday to following Wednesday in each of the months of January to May and October to December	AD-246/MUD dated 23rd August 1966.

	Murud.	For two successive days immediately following the last day of every visit at Mhasala and for two days in each of the months of June to September.	
		N.B.:- Or in the event of the SR's inability to visit and hold his office at Murud on the days prescribed due to bad weather conditions of Monsoon, he shall hold his office for two days from Thursday of subsequent 3rd week or 4th week of each of the month of June to September.	
<b>RATNAGIRI DISTRICT.</b>			
Chiplun	Guhaaau	Two days every fortnight Viz. 2 <sup>nd</sup> and 4 <sup>th</sup> Wednesday to following Thursday throughout the year.	IGR-4/156 dated 11th January 1979.
Dapoli	Mandangad	Two days every fortnight Viz. 2 <sup>nd</sup> and 4 <sup>th</sup> Wednesday to following Thursday throughout the year.	
<b>SATARA DISTRICT.</b>			
Karad II	Umbraj	Every Monday of every month throughout the year.	A.D. 246/LTmbraj/16709-11 dated 18th August 1970 and D.3/CR-E-320 dated 10-9-1991.
Wai	Khandala	Two days from Thursday to following Friday in every month throughout the year.	AD/SR-2/274/Wzu/15470-72 dated 5 <sup>th</sup> September 1969.
Man(Dahiwadi)	Mhaswad	On every Wednesday of every month throughout the year.	Pravir-2/246/Man dated 30 <sup>th</sup> January 1968.
Khatav	Mayani	On every Friday of every month throughout the year.	AD-SR-21246/KTV/6569-90 dated 30th March 1966.
<b>SINDHUDURG DISTRICT</b>			
Kankavali	Devgad	Two days every fortnight Viz. 2 <sup>nd</sup> and 4 <sup>th</sup>	IGR-4/156 dated 11th January 1979.

		Wenesday to following Thursday throughout the year.	
<b>THANE DISTRICT.</b>			
Bhiwandi	Wada	From 2nd Monday to following Wednesday (both days inclusive) in each of the months of January to June.	AD.406 dated 1st January 1962.
Dahanu	Jawahar	For three days from second Wednesday in the months of January to June and October, November and December.	AD-246/Dahanu dated 21st June,1963.
Murbad	Shahapur	For four days from Second Monday in each of the months of January to June and December.	D-3/CR-E-320 dated 10-9-1991.
Vasai II	Virar	For one week commencing from Second Monday to following Friday/Saturday (as the case may be) (both days inclusive) in each of the months of January to June.	
<b>WARDHA DISTRICT.</b>			
Pulgaon	Devli	On every Friday in every month throughout the year.	Desk – 3 / 437 / 244 - 46 dated 3 <sup>rd</sup> April 1984.
Arvi	Ashti	2nd and 4th Thursday of every month throughout the year.	D-3/Case 485/2103-07 dated 20 <sup>th</sup> March 1985.
	Karanja	1st and 3rd Friday of every month throughout the year.	
<b>YAVATMAL DISTRICT.</b>			
Digras	Arni	On every Monday and Tuesday in every week of	AD-246/And dated 11 <sup>th</sup> August 1965 and AD-

		the months of January to June and December and every Monday in every week of the months of July to November.	246/Arni dated 27 <sup>th</sup> September 1967.
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No D-4/CR 1488 :- I In pursuance of the power conferred under sub-rule (4) of rule 9 of 11 Maharashtra Registration Rules, 1961, the Inspector General of Registration, Maharashtra State Pune, hereby prescribes the following procedure to be followed in all the offices of the Sub-Registrars and Joint District Registrars covered under handcopying system with effect from the 1st August 1989, until further orders

- (i) The Registering party shall present a photostat, Xerox or first carbon copy of the document along with the original document.
- (ii) The copy presented shall necessarily be clean, neat and in black colour ink.
- (iii) It should be clear and completely readable.
- (iv) The Sub-Registrar after ascertaining the correctness of the copy should follow procedure of registration and after completing registration of the document under section 60 of the Registration Act, 1908; shall return the original documents to the party immediately and retain the copy duly completed for the purposes of registration record.
- (v) The copy so completed will be bound in a volume of 300 pages approximately.
- (vi) If the first carbon copy is presented, the amount of stamp duty paid on each sheet should be noted.

Dated 28th July 1989.

D-4/CR-1488/89:- In pursuance of the powers conferred under sub-rule (4) of Rule 9 of the Maharashtra Registration Rules, 1961, the Inspector General of Registration, Maharashtra State, Pune hereby prescribes the following procedure to be followed in the offices of the Sub-Registrars and Joint District Registrars covered under Photocopying system excluding the offices mentioned below with effect from the 1st December 1989, until further orders:-

- 1) Thane, 2) Kalyan, 3) Vasai, 4) Ulhasnagar, 5) Nashik, 6) Malegaon, 7) Dhule, 8) Jalgaon, 9) Ahmednagar, 10) Haveli-I, 11) Kaveli-II, 12) Maval, 13) Solapur (North), 14) Karad, 15) Kolhapur, 16) Nagpur, 17) Nagpur (Mahal), 18) Nagpur (Rural), 19) Amravati (Town).

- i) The registering party shall present a photostat, zerox or first carbon copy of the document along with the original document.
- ii) The copy presented shall necessarily be clean, neat and in black colour ink.
- iii) It should be clear and completely readable.
- iv) The Sub-Registrar, after ascertaining the correctness of the copy should follow procedure of registration and after completing registration of the document under Section 60 of the Registration Act, 1908, -shall return the original document to the party immediately and retain the copy duly completed for the purpose of registration record.
- v) The copies so completed will be bound in a volume of 300 pages approximately.
- vi) If the first carbon copy is presented, the amount of stamp duty paid on each sheet should be noted.

This notification is issued in continuation of the notification dated 28th July 1989 in this behalf.

Dated 25<sup>th</sup> October 1989.

No. D-4/CR-1488/91:- In pursuance of the powers conferred under sub-rule (4) of the Maharashtra Registration Rules, 1961, the Inspector General of Registration, Maharashtra State, Pune hereby prescribes the following procedure to be followed in the offices of the Sub-Registrars covered under photocopying system including 19 offices which were excluded in Inspector General of Registration, M.S. Pune's Notification No. D-4/CR. 1488/89 dated 25-10-1989 and new 41 offices created under Government Notification, Revenue and Forests Department No. RGN-1091/ 3356/CR.695/M-1 dated 9th September 1991, until further orders:-

<b>S.No. 1</b>	<b>Original name of sub Registry Office. 2</b>	<b>Changed Name of Sub- Registry Office. 3</b>
1)	Thane	1) Thane I
		2) Thane II
		3) Thane III
		4) Thane IV
2)	Kalyan	1) Kalyan I
		2) Kalyan II
		3) Kalyan III
3)	Vasai	1) Vasai I
		2) Vasai II
4)	Ulhasnagar	1) Ulhasnagar I

		2) Ulhasnagar II
5)	Nashik	1) Nashik I
		2) Nashik II
6)	Malegaon	1) Malegaon I
		2) Malegaon II.
7)	Dhu1e	1) Dhule I
		2) Dhule II.
8)	Jalgaon	1) Jalgaon I
		2) Jalgaon II.
	9) Ahmednagar	1) Ahmednavar South I.
		2) Ahmednaaar North II.
	10) Haveli I	1) Haveli I
	11) Haveli II	2) Haveli II
		3) Haveli III
		4) Haveli IV
		5) Haveli V
		6) Haveli VI
		7) Haveli VII
		8) Haveli VIII
		9) Haveli IX
12)	Maval	1) Maval
		2) Mulshi.
13)	Solapur North	1) Solapur North I
		2) Solapur North II
14)	Karad	1) Karad I
		2) Karad II
15)	Kolhapur	1) Karvir I.
		2) karvir II.
		3) Karvir III.
16)	Nagpur	1) Nagpur I City
		2) Nagpuf 11 City
		3) Nagpur III
17)	Nagpur (Mahal)	4) Nagpur IV
		5) Nagpur V
18)	Nagpur (Rural)	6) Nagpur VI
		7) Nagpur VII
		8) Nagpur VIII
		9) NagpurIX (Rural)
		10) Nagpur X (Rural)
		11) Nagpur XI.
19.	Amravati (Town)	1) Amravati City 1
		2) Amravati City II.
20)	Aurangabad	1) Aurangabad I (South)
		2) Aurangabad II (North)
		3) Aurangabad III

		4) Aurangabad IV.
21)	Beed	1) Beed I
		2) Beed II
22)	Ja1na	1) Jalna I
		2) Jalna II.
23)	Latur	1) Latur I
		2) Latur II.
24)	Nanded	1) Nanded I.
		2) Nanded II.
25)	Parbhani	1) Parbhani I.
		2) Parbhani II.

The following 6 offices mentioned in Col. No. 2 are already working under Xerox system since 1-8-1989 but due to bifurcation of these offices, the details of the same are mentioned herebelow along with changed names:-

2. The copy presented shall necessarily be clean, neat and in black colour ink.
3. It should be clear and completely readable.
4. The Sub-Registrar after ascertaining the correctness of the copy should follow procedure of registration and after completing registration of the document under section 60 of the Registration Act, 1908, shall return the original document to the party immediately and retain the copy duly completed for the purpose of registration record.
5. The copies so completed will be bound in a volume of 300 pages approximately.
6. If the first carbon copy is presented, the amount of stamp duty paid on each sheet should be noted.

This notification is issued in continuation of the Notifications dated 28<sup>th</sup> July 1989 and 25<sup>th</sup> October 1989 in this behalf.

Dated 16<sup>th</sup> September 1991.

**CHAPTER-VI**  
**TABLE OF FEES**

Revenue Department, Mantralaya,  
Bombay 17<sup>th</sup> July 1961.

REGISTRATION ACT, 1908

No. RGN-1558-67731-N (as amended from time to time).

The following Table of Fees prepared by the Government of Maharashtra. In exercise of the powers conferred by Section 78 of the Registration Act, 1908 (XVI 1908) in its application to the State of Maharashtra and in super-session of notifications issued in that behalf is hereby published as required by Section 79 of the said Act.

### Table of Fees.

I. (1) This Article shall apply to those documents on which registration fee is leviable on an ad-valorem scale on the amount or value of the consideration or of the property to which the document relates.

(2) The registration fee on the following documents shall be levied on an ad-valorem scale on the amount or value of the consideration: –

Acknowledgment (not being of the nature described in Article III), Agreement for consideration (See Note 6), Annuity Bonds (See Note 5), Award, Bond, Bill of Exchange, Bill of Sale, Lease (See Notes 5 and 7), Instrument of Assignment, Mortgage (See Notes 1 and 2), Release for consideration (not being of the nature described in Article III), Transfer, any certified copy of a decree or order of Court.

(3) The registration fee on the following documents shall be levied on an ad valorem scale on the amount or value of the property.

Composition-Deed, Partnership-Deed, Declaration of Trust, Release other than one falling under (2) above or Article III,

(3-A) The Registration fee on the following documents shall be leviable on an ad valorem scale on the market value of the property on which stamp duty is charged unless the subject matter of the document is money only in which case, the registration fee shall be leviable on the amount of money.

Conveyance, Certificate of Scale, Exchange, Gift, Partition, Power of Attorney given for consideration and authorising the attorney to sell the property, Sale Settlement and Transfer of lease by way of assignment.

(4) The ad-valorem scale shall be -

(a) If the amount or value of the consideration or of the property to which such instrument relates is wholly expressed therein.

When the amount of value does not exceed Rs. 5,000/-	Amount of fee Rs. 50:00
When the amount of value exceed Rs. 5,000/-,	Rs. 50.00 plus Rs. 10.00 for every Rs. 1,000/- or part thereof of the amount or value in excess subject to the total fee

	being limited to the maximum of Rs. 5,000/-
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(Note:- This article is introduced under Government - Notification R. & F.D. No. RGN 1083-CR-598-M-1 dated 8-12-83 and is in force with effect from 1<sup>st</sup> day of January 1984).

(b) If such amount or value is only partly expressed, the same ad valorem fee as above on the amount or value which is expressed and an additional fee of Rs. 25.00.

(c) If such amount or value is not expressed at all a fixed fee as under:-

(i) In respect of immovable property situated in Greater Bombay and that part of Thane taluka adjoining Greater Bombay which is encircled by the Thane - Vasai Creek,	Rs.400/-
(ii) In respect of immovable properties situated within the limits of the Municipal Corporations of Pune, Sholapur, Kolhapur and Nagpur.	Rs.300.00
(iii) In respect of immovable properties situated within the limits of the Municipal Areas of Ulhasnagar Ambarnath, Kalyan, Dombivali, Bhiwandi, Nasik, Nashik Road, Deolali, Malegaon, Dhule, Nandurbar, Jalgaon, Pune Cantonment Amalner, Ahmednagar, Bhusawal, Khadki Cantonment, Pimpri Chinchwad, New Township, Satara, Sangli Miraj, Barshi, Bandharpur Ichalkaranji, Aurangabad, Jalna, Parbhani, Nanded, Latur, Khamgaon Akola, Amravati, Yeokma, Wardha, Kamtee, Gondia and Chandarpur.	Rs.200.00
(iv) In respect of all other immovable or movable properties.	Rs.100.00

Note 1: Where property subject to a mortgage is sold to the mortgagee the difference between the purchase money and the amount of the mortgage in respect of which fee has already been paid, shall be considered as the amount of consideration for the deed of sale provided the mortgage deed is proved to the satisfaction of the registering officer to have been duly registered and the fact of such registration is noted in the deed of sale. When there is no difference between the purchase money and the amount of mortgage the fee leviable shall be Rs. 20/-.

Note 2: The fee leviable upon a document purporting to give collateral. auxiliary or additional or substituted security or securing by way of further assurance, where the principal or primary mortgage is proved to the satisfaction of the registering officer to have been duly registered shall be same as for the principal or primary mortgage if the same does not exceed Rs.20/- otherwise it shall be Rs. 20.00.

Note 3: In the case of an instrument of partition the value of the separated share or shares on which stamp duty is leviable shall be deemed to be the amount or market value of the property to which such instrument relates.

Note 4: In the case of leases, the amount or value of consideration on which the ad valorem fee is to be assessed shall be as follows:-

(1) Where the rent is fixed and no fine or premium is paid or money advanced, then if the lease is granted	The fee will be assessed on -
(a) for a period less than year	The total sum payable under the lease.
(b) for a definite period but not more than ten years.	The average annual rent reserved.
(c) for a definite period more than ten years but not more than ninety eight years	Twice the average annual rent reserved
(d) for a definite period more than ninety eight years.	Thrice the average annual rent reserved.
(e) for an indefinite period	The average annual rent which would be payable for the first ten years if the lease is continued so long.
(f) in perpetuity	One fifth of the whole amount of which would be payable in respect of the first fifty years of the lease.
(2) Where no rent is fixed but the lease is granted in consideration of a fine or premium or money advanced.	The amount. of such fine or premium or money advanced,
(3) Where the lease is granted for a fine or money advanced in addition to rent reserved.	The amount of fine or premium or money advanced in addition to the fee which would be payable on such lease if no fine or premium were paid or money advanced.

Explanation I:- Rent paid in advance shall be deemed to be premium or money advanced within the meaning of this note (unless it is specifically provided in the lease that rent equal to one to three installment or - installments paid in advance will be set off towards the last installment or installments of rent) and ad-valorem fee shall be levied on it as per clause 3.

Explanation II:- When a lessee undertakes to pay any recurring charges such as Government Revenue, Landlord's share of cesses or the owner's share of municipal rates or taxes, which is by law recoverable from the lessor, the amount so agreed to be paid by the lessee shall be deemed to be part of the rent.

N. B. :- If a patta or lease be given to a cultivator and the kabulayat or counterpart of such patta or lease be - registered in the same office and on the same

day as the patta or lease, the fee chargeable in respect of the two documents shall not be greater than the fee which would have been charged on the lease alone.

Note 4-A:-For the transfer of tenancy rights without consideration the fee shall be as follows:-

(1) For properties mentioned item (i) of sub-clause (c) of clause (4) of Article I.	Rs. 50.00
2) For properties mentioned in item (ii) of sub-clause (c) of clause (4) of Article I.	Rs. 30.00
(3) For properties mentioned in item (iii) of sub-clause (c) of clause (4) of Article I.	Rs. 20.00
(4) For properties mentioned in item (iv) of sub-clause (c) of clause (4) Article I.	Rs. 10.00

Note 5 - In case of an instrument executed to secure the payment of an annuity other sum payable periodically, the amount or value of the consideration on which the ad valorem fee is to be assessed, shall be. as follows:

Where the sum is payable	The fee will be assessed on
(a) for a definite period	The total amount to be paid during the period.
(b) in perpetuity or for an indefinite time not terminable with any life in being.	The total amount payable during the first twenty years calculated from the date on which the first payment becomes due.
(c) for an indefinite time terminable with any life in being at the date of such instrument of conveyance.	The total amount payable during the first twelve years calculated from the date on which the first payment becomes due.

Note 6 - In the case of service bonds and agreements for the hire of moveable property, the amount or value of the consideration, on which the ad-valorem fee is to be assessed, shall be as follows :-

If the service bond or agreement is granted	The fee will be assessed on
1) for a period of a year or less	The total amount payable under the service bond or agreement
2) for a definite period exceeding one year	The average annual amount to be paid during the period
3) for an indefinite period	The average annual amount to be paid during the first ten years.

Note 7 - If in any case the rent / remuneration or hire is payable partly in money and partly in kind and the money value of the portion payable in kind is not expressed, the fees shall be charged at twice the amount of the ad valorem fee-chargeable in respect of the amount payable in money e.g. if the ad-valorem fee chargeable on the-

amount payable in money is Rs. 5/-, the total fee leviable in respect of the document would be Rs. 5/- on the money value plus Rs. 5/- for the payment in kind. And if the rent or remuneration is payable entirely in kind and the money value thereof is not expressed, a fixed fee of Rs. 25/- will be charged.

Note 8 - The fee on any instrument comprising or relating to several distinct matters shall be the aggregate of the fees with which separate instruments each comprising or relating to one of such matters, would be charged.

Note 9 - If instrument so worded as to fall under the category of two or more kinds of documents and when the fees chargeable there under are different, it shall be charged with the highest of such fees.

Note 10 - (1) In case of document purporting or operating to effect a contract for the sale of immovable property an ad-valorem fee shall be charged on the document. The document purporting or operating to transfer by way of sale of such property and executed in pursuance of the contract shall be treated as a supplementary document and shall be subject to an ad-valorem fee subject to maximum of Rs. 25/-

(2) Except as otherwise provided in this Article, the provisions of clause (1) shall, so far as may be, apply to documents which purport to be or to operate as agreements for the transfer any right, title, or interest in immovable property, otherwise than by way of sale and to documents which purport or operate to effect such transfers and are executed in pursuance of such agreements.

Note - 11 :- No fee shall be payable in respect of the registration of document relating to immovable property which has already been registered in a wrong registration office and on which proper fee has been paid under this Article.

Note 12 - No fee shall be payable in respect of the registration of the following documents, namely: -

(1) A certificate granted by the Tribunal under -

(a) Sub-section (3) of Section 17, Sub-section (6) of section 17-B and sub-section (l) of section 32-M of the Bombay Tenancy and Agricultural Lands Act, 1948.

(b) Sub-sections (3) and (4) of section 21, sub-section (6) of section 38 and sub-section (2) of section 38-E of the Hyderabad Tenancy and Agricultural Lands Act, 1950.

(c) Sub-section (8) of section 43 of the Bombay Tenancy and Agricultural Lands (Vidarbha Region and Kutch Area) Act, 1958 and

(2) A certificate of transfer granted by the Tribunal under sub-section (3) of section 23 of Bombay Tenancy and Agricultural Lands (Vidarbha Region and Kutch Area) Act, 1958; and

(3) A certificate of exchange granted by -

(a) the Mamlatdar under sub-section (2) of section 33 of the Bombay Tenancy and Agricultural Lands Act, 1948;

(b) the Tahsilder under sub-section (2) of section 39 of the Hyderabad Tenancy and Agricultural Lands Act, 1958;

(c) the Tahsildar under sub-section (2) of section 51 of the Bombay Tenancy and Agricultural Lands (Vidarbha Region and Kutch Area) Act, 1958.

Note 13 - No fee shall be payable in respect of the registration of awards made under the Bombay Agricultural Debtors Relief Act, 1939 (Bom. XXVIII of 1939), the Bombay Agricultural Debtors Relief Act, 1947 (Bom XXVIII of 1947) or the Hyderabad Agricultural Debtors Relief Act, 1956 or certified copies there of.

Note 14 - No fee shall be chargeable on mortgage deeds executed by Government servants in Civil or Military Service for securing repayment of advances received from any Government for the purpose of constructing or purchasing dwelling house for their own use.

Note 15 - No fee shall be chargeable on the deed of transfer to be executed by the Salvation Army property company Ltd, 16-A, Shankarsheth Road, Pune in favour of the Salvation Army Association registered under section 26 of the Indian Companies Act, 1913 and having its registered office at 16-A, Shankarseth Road, Pune.

Note 16 - No fees shall be payable till the 31st July 1975 in respect of the registration of mortgage deed executed by agriculturists and letters of guarantee executed by the Guarantors on behalf of such agriculturists for securing loans advanced xx to them by any bank referred to in column (2) of the first schedule to the Banking Companies (Acquisition and Transfer of Undertakings) Act, 1970 (5 of 1970) or by the State Bank of India or by State Bank of Hyderabad, in pursuance of the scheme sanctioned by Government Resolution Revenue and Forests Department No. CYS. 1370/236697-8, dated the 4th March 1971, G.N.R. & F.D. No. STP-1771/110636-N, dated 25-7-1971 and STP-1771/117143-N, dated 25-3-1974.

Note 17 - No fee shall be payable with effect from the 1<sup>st</sup> day of August 1975 to the 31<sup>st</sup> day July 1978 (both inclusive) in respect of registration of mortgage deeds executed by agriculturists and letters of guarantee executed by guarantors on behalf of such agriculturists and declaration made by agriculturists under sections 5 of the Maharashtra Provision of Facilities for Agricultural Credit by Banks Act, 1974 (STP-1775/1847/15-M-1, dated 24th September 1975 and STP-1775/184715-M-1, dated 6<sup>th</sup> October 1976).

Note 18 - No fee shall be payable in respect of registration of mortgage deeds and letters of guarantee executed by agriculturists of the districts of Aurangabad, Beed, Nanded, Ahmednagar, Sholapur, Osmanabad and Parbhani for securing repayment of loans (being loans sanctioned up to the 31st day July 1975) in the execution of the emergency wells construction programme of the State Government for the construction of wells or installation of electric pump thereon or both, advanced to them by any Bank specified in column 2 of the First Schedule to the Banking Companies (Acquisition and Transfer of Undertakings) Act, 1970 (5 of 1970) or by the State Bank of India or by the State Bank of Hyderabad.

Note 19 - No fee shall be payable in respect of registration of any mortgage deed executed by any person for securing repayment of money advanced by way of loan by any financing agency specified in Schedule I below such loan being advanced for purchasing fixed assets, such as machinery, lands and buildings for the purposes of starting any industrial undertaking or of extending or expanding his existing industrial undertaking in the areas specified in Part I or starting any small scale industrial undertaking or extending or expanding any existing small scale industrial undertaking in the areas specified in Part II, of the said Schedule II.

Explanation: For the purpose of this note "Small scale industrial undertaking" means an industrial undertaking which is certified to be a small scale industrial undertaking by the Director of Industries or by any officer authorised by him in this behalf.

#### **SCHEDULE-I**

The Industrial Development Bank of India.

The industrial Finance Corporation of india

The Industrial Credit and Investment Corporation of India Ltd.

The Life Insurance Corporation of India.

The Industrial Reconstruction Corporation of India.

The National Small Industries Corporation.

The Maharashtra Slate Financial Corporation.

The Maharashtra Development Industrial Corporation.

The Maharashtra Small Scale Industries Development Corporation

The State Industrial and Investment Corporation of Maharashtra Ltd.

The Marathawada Development Corporation Limited.

The Development Corporation of Konkan Limited.

The Western Maharashtra Development Corporation Ltd.

The Development Corporation of Vidarbha Limited.

The Maharashtra state Textile Corporation.

The Maharashtra Agro Industries Development Corporation Ltd.

Any Bank specified in column 2 of the First Schedule to the Banking Companies (Acquisition and Transfer of Undertakings) Act, 1970 (V of 1970).

Any Schedule bank as defined in the Reserve Bank of India Act, 1934 (II of 1934).

## SCHEDULE - II PART- I

1) The Districts of Ahmednagar, Akola, Amravati, Aurangabad, Bhandara, Beed, Buldhana, Chandrapur, Dhulia, Jalgaon, Kolhapur, Nagpur, Nanded, Osmanabad Parbhani, Ratnagiri Sangli, Satara, Solapur, Wardha anti Yeotmal.

2) In the Raigad District the talukas of Poladpur, Mahad, Mhasale, Shrivardhan, Mammon, Murud and Roha and the industiral area known as the Roha Maharashtra Industrial Development Corporation area.

3) In the Nashik district, all I talukas therein except the Nashik and Igatpuri talukas and the industrial area Known : : Satpur Maharashtra industrial Development Corporation area.

4) The whole of Pune cu strict except the talukas of khed Munshi Haveli and Maval And the city of Pune.

5) In the Thane district the talukas of Talasari and Jawhar and the Industrial area Known as the Maharashtra Industrial Development Corporation area at Bhiwandi, Badlapur and Tarapur and the whole of the D ahanu taluka except the following villages and area namely : -

The villages of Asangaon, Badapokhran, Barada, Chikhale, Chandigaon, Bordi, Chinchani, Dedale, Gholwad, Haladapada, Kolawadi, Masoli, Narpad, Tanashi, Vadala, Vardharan, Vadkun, Vangaon, Varor and Vasgaon, and the area within the limits of the Dahanu and Malyan Village Panchayats.

## PART II

1) In the Raigad district the talukas of Pen, Alibag, Sudhagad, Karjat and Khalapur (except Khopoli).

2) In the Nashik district, the talukas of Nashik and Igatpuri.

3) In the Pune district, the talukas of Khed and Mulshi, (except Tathvade and Punavale villages).

4) In the Thane district, the talukas of Palghar, Shahapur, Wada, Mokhada, Murbad, Vasai and Bhiwandi (except the industrial area known as Bhiwandi Maharashtra Industrial Development Corporation area) and the following areas in the Dahanu taluka, namely -

The villages of Asangaon, Badapokharan, Barada, Chikhale, Chandigaon, Bordi, Chinchani, Dedale, Gholwad, Haladapada, Kolawadi, Masoli, Narpad, Tanashi, Vadala, Vardharan, Vadkun, Vangaon, Varor and Vasgaon and the area within the limits of the Dahanu and Malyan village Panchayats.

Note 20 - No fee shall be payable in respect of registration of mortgage deeds or letters of guarantee executed by agriculturist for securing repayment of loan sanctioned to them under the scheme for financing of community wells through Nationalised Banks (i.e. to say, a corresponding new bank within the meaning of clause (d) Sections 2 of the Banking Companies (Acquisition and Transfer of Undertakings) Act, 1970 (5 of 1970) or the State Bank of India or the State Bank of Hyderabad (approved by Government No. FCW-1073/P-1 (A) dated the 18th April 1973 and G. N. H. & P.D. No. STP-1773/68392 (b) dated the 29th May 1973).

Note 21- No fee shall be payable in respect of registration of mortgage deeds which are executed on or after the 1st day of June 1958 by any loanee as security for repayment of the loan granted to him under the village Housing Project Scheme (G.N.R. & F. D. No. 1063/168861-N, dated 28th September 1973).

Note 22 - No fee shall be payable in respect of the registration of

(i) Mortgage deeds executed by the Maharashtra State Police Housing and Welfare Corporation Ltd. (hereinafter referred to as "the Public Welfare Corporation") for securing the repayment of loans advanced to it by the Housing and Urban Development Corporation of the Government of India or by any other financing institution for undertaking any Police Housing project in the State, and,

(ii) the deed of transfer executed for transferring land specified in the schedule to Government Resolution, Home Department No. LND-1073/36/, dated the 14th March 1974 in favour of the Police Welfare Corporation (G.N.R. & F.D. No. STP-1774/ 117521-N, dated 19th August 1974).

Note 23 - No fee shall be payable in respect of registration of Mortgage deeds executed by the City and Industrial Development Corporation of Maharashtra Limited, Bombay for securing the repayment of loans advanced to it by the Housing and Urban Development Corporation of the Government of India for Undertaking housing projects in the State, of Maharashtra (G.N.R. & F.D. No. Regn. 1774/191796-N, dated the 10th September, 1974).

Note 24 - No fee shall be payable in respect of registration of any instrument evidencing -

i) the gift of all those pieces of land or ground situate lying and being on PuneAhmednagar road known as Nagar Road in Village Yerwada, District Pune, within the limits of Pune Municipal Corporation, admeasuring 3.55 acres and road portion admeasuring 590 Sq. Yards bearing Survey Nos. 215 -B, 216-c, 217-c, 218-B (Part), 218-A (Part), 216-B (Part) and of village Yerwada which are shown coloured blue in the plan attached to the Gift Deed by the Muniwar Ahmed Charitable Trust, 132 Mutton Street, Bombay -3, to the Gandhi National Memorial Fund, Rajghat. New Delhi, and

ii) the sale of the plot of land bearing Survey No. 217 and C.T.S. No. 2134 of Yerwada in Pune City by Lt. Col. Pudamjee to the Gandhi National Memorial Fund, Rajghat, New Delhi. (G.N.R. & F.D. No. 1374/100328-N dated, 12th February 1975).

Note 25 - No fee shall be payable in- respect of registration of agreements including hypothecation and mortgage deeds executed by persons in respect of loans received by them from Maharashtra State Khadi and Village Industries Board constituted under the Bombay Khadi and Village Industries Act, 1960 (Bom. XIX of 960 No. STP - 1371/186229, dated the 30th May 1975)

Note 26 - No fee shall be payable in respect of registration of any mortgage deeds executed by any person for securing repayment of money advanced by way of loan by the Directorate of Industries Maharashtra, such loan being advanced for the purposes and in the area specified in Note 19 above (RGN-1072/204905-M-1, dated 23rd September 1975).

Note 27- No fee shall be payable in respect of registration of any mortgage deed executed by any persons for securing repayment of money advanced by way of loan. by the Unit Trust of India, such loan being advanced for the purposes and in area specified in Schedule II of Note 19 above (C.N.R. & F.D. No. RGN-209388-M-1, dated 5th April 1977)

Note 28 - No fee shall be payable with effect from the 1st day of April 1965 in respect of surety Bonds mortgage deeds executed by new migrants from the former East Pakistan for securing financial assistance from the Government of Maharashtra for their rehabilitation in pursuance of Scheme sanctioned by Government Resolution General Administration Department No. HSG-1164/29039-R dated the 19th August, 1965 No. IMD-11.64/92476-R dated the 27th September 1965, No. AGR-1264/28145 dated the 18th November 1965 (No. STP-1776/501802-M-1, dated 8th March 1978).

Note 29 - No fee shall be payable with effect from the 1st day of August 1978 in respect of registration of any instruments executed by small farmers or by marginal Farmers or by any agriculturist whose liability for land revenue does not exceed Rs. 7.50 per annum, for securing repayment of any loan advanced for agricultural purpose by any Commercial Bank including the State Bank of India, the State Bank of Hyderabad and a corresponding new bank constituted under section 3 of the Banking Companies (Acquisition and Transfer of Undertaking) Act, 1970 (5 of 1970).

Explanation :- For the purposes of this Note:

(a) A small farmer means a cultivator who holds than five acres of lands in the aggregate and does not hold more than 2.5 acres of land of the class referred to in sub-clause (a) of clause (5) of Section 2 of the Maharashtra Agricultural Lands (Ceiling on Holdings) Act, 1961 (Mah XXVII of 1961) hereinafter referred to as "the Ceiling Act."

(b) "Marginal Farmer" means a cultivator who holds not more than 2.5 acres of lands in the aggregate and does not hold more than 1.25 acres of lands of the class referred to in sub-clause (a) of clause (5) of Section 2 of the Ceiling Act. (G.N.R. & F.D. No. STP 1777/332343-M-1, dated 28th July 1978).

Note 30 - No fee shall be payable with effect from the 1 st day of August 1978 to the 31st day of July 1980 (both inclusive) in respect of registration of mortgage deeds executed by small farmers or by marginal farmers for securing repayment of loans not exceeding Rs. 5,000/- obtained by them for installation of Gobar Gas Plants from any corresponding new bank constituted under section 3 of the Banking Companies (Acquisition and Transfer of undertakings) Act, 1970 (5 of 1970) or from the State Bank of India or the State Bank of Hyderabad. (STP-1777/193249-M-1, dated 31st July 1978).

Note 31 - No fee shall be payable during the period of one year commencing on the 12th day February, 1979 in respect of registration of mortgage deeds relating to immovable property executed by the farmers in the Barsi, Madha. North Solapur, Paranda, Osmanabad, Kalamb and Bhoom Talukas of the Solapur and Osmanabad districts (being farmers holding lands in the area of the Project of Bhogawati Sahakari Sakhar Karkhana Limited in that district) for securing repayment of loans not exceeding Rs. 1000/- from any Nationalized Bank (being a corresponding new bank constituted under section 3 of the Banking Companies (Acquisition and Transfer of Undertakings) Act, 1970 for the purchase of shares of the said Bhogawati Sahakari Sakhar Karkhana Limited (C.N.R. & F.D. No. STP-1778/3047-M-1, dated 8th February 1979).

Note 32 - No fee shall be payable during the period of one year commencing on the 9th day of April 1979 in respect of registration of mortgage deeds relating to immovable property executed by the farmers (being farmers holding land in the area of the project of Shri. Vithal Sahakari Sakhar Karkhana Limited, Gursale, Taluka Pandharpur district Solapur) for securing repayment of loans not exceeding Rs. 3000/ - per individual from the Bank of Baroda for the purchase of shares of the said Shri. Vithal Sahakari Sakhar Karkhana Limited (G.N:R. & F.D. No. 1778/211949-M-1, dated the 2nd April, 1979).

Note 33 - No fee shall be payable in respect of registration of any instruments to be executed by the following categories of persons securing repayment of any loans advanced to them by tle banks respectively mentioned against them as follows, namely:-

(1) Persons securing loans from the public sector banks and other scheduled commercial banks under the Government of India's Differential Rate of Interest Scheme.

(2) Landless labourers securing loans from the scheduled commercial banks and (lie regional rural banks for starting ancillary agricultural occupations such as dairy, piggery and the like.

(3) Educated unemployed persons whose family income does not exceed Rs. 48.00/- per anum securing loans from the scheduled commercial banks under the employment promotion programme (G.N.R. & F.D. No. STP-1779/148132-M-1, dated the 20th September, 1979).

Note 34 - No fee shall be payable in respect of the registration of deeds of transfer to be executed for transferring any Government land/s in favour of the Maharashtra State Police Housing and Welfare Corporation Limited (G.N.R. & F.D. No. STP-1779/167720-M1, dated 19th October, 1979).

Note 35 - No fee shall be payable during the period of one year commencing on the 17th day September 1980 in respect of registration of mortgage deeds relating to immovable property executed by the farmers in the Barshi, Madha, Mohol, North Solapur, Paranda, Osmanabad, Kalamb and Bhoom talukas of the Solapur and Osmanabad districts (being farmers holding land in the area of the project of the Bhogawati Sahakari Sakhar Karkhana Limited in that district) for securing repayment of loans not exceeding Rs. 10001- from any nationalised bank being a corresponding new bank constituted under section 3 of the Banking Companies (Acquisition and Transfer of Undertakings) Act, 1970 for purchase of shares of the said Bhogawati Sahakari Sakhar karkhana Limited (G.N.R. & F.D. No.RG-1780/ 191570-M-1, dated 17th September 1980).

Note 36 - No fee shall be payable with effect from 28-11-1984 till 31st march 1990 (both inclusive) in respect of registration of mortgage deeds executed by farmers for securing repayment of loans not exceeding Rs.7,500/- obtained by them for construction of bio-gas plants with a capacity upto 6 cubic meters, from any corresponding bank constituted under Section 3 of the banking companies (Acquisition and Transfer of Undertakings) Act, 1970, (V of 1970) or from the State Bank of India or the State bank of Hyderabad.

Note 37 - No fee shall be payable with effect from 5th day of January 1985 in respect of registration of lease deeds, agreements and instruments executed between the slum dwellers on Mutha Right bank Canal and on the slopes of Parvati Hill in Pune City, and the Pune Municipal Corporation for the allotment of plots along with the structures thereon for the resettlement of the alum dwellers in areas comprising in

- 1) S. No. 13, 14 Dhankwadi
- 2) S. No. 672 (part), Munjeri

- 3) S. No. 670-B (Part), 671(part) Munjeri.
- 4) S.No. 639, 640, 645 (part), 646, 647, 648, 659(part), 661(part) 665(part), 666(part), Munjeri.

Note 38 - Deleted.

Note 39 - No fee shall excess of Rupees Twenty shall be payable in respect of registration of any instruments including mortgages, letter of guarantees, hypothecation, pledge, cash credit agreement, acknowledgment of debts and any document in connection with renewal of modification executed by the following categories of borrowers and their guarantors for securing repayment of loans advanced to them by the banks, namely :-

(1) Small farmers, marginal farmers, landless labourers or any agriculturist, whose liabilities for land revenue are not more than Rs. 7.50 per anum ;

(2) Persons given loans under Government of India's Differential Rate of Interest Scheme;

(3) Persons given loans upto Rupees ten Thousand only for starting ancillary agricultural occupations such as dairy, poultry, piggery and such other occupations;

(4) Educated unemployed persons whose family income does not exceed the financial limit per anum as laic] under Employment Promotion Programme;

(5) Beneficiaries from the families living below poverty line, under the Integrated Rural Development Programme, for subsidy given by the State Government or for securing repayment of loan given for the purposes under the said programme by the Banks.

Explanation - For the purposes of this Notification -

(a) The `Bank' includes a11 Public Sector Banks, Regional Rural banks, all District Co-operative. Banks, Land Development Banks and Private scheduled banks implementing the programme, vis, Integrated Rural Development Programme, Training of Rural Youth in Self-Employment (TRYSEM-20 Point Programme), BioGas Programme, Educated Unemployed Youths and Differential Rate of Interest Scheme and extending loans to small and marginal farmers;

(b) 'small farmer' means a cultivator who holds not more than five acres of lands an aggregate and does not hold more than 2.5 acres of lands of the class referred to in sub-clause (a) of clause (5) of Section 2 of the Maharashtra Agricultural Lands Ceiling on Holdings) Act, 1961 (Mah. XXVII of 1961) (hereinafter referred to as (lie Ceiling Act").

(c) 'marginal farmer' means a cultivator who holds not more then 2.5 acres of lands in the aggregate end does not hold more than 1.25 acres of lands of the class

referred to in sub-clause (a) of clause (5) of section 2 of the "Ceiling Act." (G.N.R. & F.No. RGN-1796/ C.R.-194-M-1 dt. 7-2-1990).

II. For the registration of a surrender of lease, the same fee as for the lease surrendered, if the same does not exceed Rs. 20.00, otherwise Rs. 20.00.

III. This Article shall apply to documents on which fee shall be calculated according to the ad-valorem scale in Article I subject to certain maximum. Registration fee, calculated according to the ad-valorem scale subject to a maximum of Rs. 20.00 shall be levied on the following documents.

Document which acknowledges merely the payment of the consideration for some other document which is also registered Document which acknowledges the receipt of the consideration expressed in a previous registered document but not paid at the time of the execution of such document; where full ad-valorem fee has under Article I, been levied in respect of such previous document; Reconveyances and Releases executed on the satisfaction of liens in mortgages which are previously registered and on which full ad-valorem fees have been levied;

Documents acknowledging the receipt of instalments on account of mortgages which are registered and on which full ad-valorem fee has been levied; Documents acknowledging the receipt of instalments on account of mortgages which are registered and on which full ad-valorem fee has been levied; Revocation of Trust or Settlement (See Note 1 below); Duplicate or Duplicates not presented for registration with the original document or documents on the same day;

Duplicates not presented for registration with the original document or documents on the same day but on which reference to registration of the original document or documents is quoted; Release executed in pursuance of some other document on which full ad-valorem fee in Article I has been paid (see Note 2 below).

Note 1 - The revocation of Trust or Settlement mentioned in this Articles is one executed in pursuance of a power to revoke reserved in the original registered deed of Trust or Settlement and a partial revocation of Trust or Settlement executed otherwise than in pursuance of such power.

Note 2 - Release executed in pursuance of another document includes release by trustees in favour of beneficiaries and vice-versa, release by settlor in favour of settlors and similar nature.

Note 3 -In case of a release the amount or value of the interest or claim released will always be less the amount or value of the property over which a claim is released. In such cases if the amount or value of the consideration for the release is not shown, the registration fee shall be levied according to the advalorem scale in Article I but subject to maximum of the amount of fee chargeable under Article I (4) (c).

Note 4 - The fee leviable upon a document of benami transfer by benamider in favour of real owner executed in pursuance of document previously registered shall be charged on a advaleram scale on the a amount or value of the consideration of the property declared as trust subject to maximum of Rs. 20.00 and Rs. 20.00 on the transfer of such property under Article III.

IV. This Article shall apply to documents on which fixed fee is to be levied. A fixed registration fee Rs. 20.00 shall be levied for the registration of the following documents.

Power of Attorney (not being of the Nature described in clause 3-A of Article I above), writing of Divorcement, a Certificate of Heirship, Guardianship, Administratorship or Executorship, A Notice of Pendency of a Suit or proceeding referred to in Section 52 of the Transfer of Property Act, 1882, Revocation of Trust or - Settlement (see Note 2 below), Dissolution of Partnership, Agreement of preemption in a partition deed or in a lease, Appointments of property, Adoption deed, Declaration of Trademark, Declaration, Agreement of Eastment where amount or value of consideration is not shown, documents which do not fall within any other Article of the Fee Table.

Note 1 - Where ad-valorem fee on the property to which such Trust deed relates has once been paid on the registration of a deed appointing a body of trustees for the management of any property and a subsequent deed appointing one or more Trustees in addition to or in place of some of those appointed as above is presented for registration, such subsequent deed shall be liable to fixed fee of Rs. 20.00 under this Article.

Note 2 - The revocation of Trust or Settlement mentioned in this Article is one where a previously registered Trust or Settlement is wholly revoked otherwise than in pursuance of a power to revoke - reserved in the original deed of Trust or Settlement.

#### WILLS AND AUTHORITIES TO ADOPY :

V. For registration of a will when presented open or of an authority Rs. 20.00 to adopt or a cancellation of a will.

VI. For deposit of a sealed cover Containing a will.	Rs. 20.00 Besides the expenses of copying the superscription or contents according to rate laid down in Article XI.
VII. For opening of sealed cover except one opened under section 46 of the Act.	Rs. 20.00
VIII. For Withdrawal of a sealed cover.	Rs. 20.00

## RE-REGISTRATION OF DOCUMENTS.

IX. For the re-registration of a document under section 24 of the Act. The same fee as for the registration of such document.

## SEARCHES AND INSPECTIONS

X. (1) For the first year each entry in respect of each property (being property dealt with under any one document) for which search or inspection of the Register books or Indexes is made.	Rs. 5.00 Besides a fee of Rs. 10.00 for inspection or search of each special index of City Surveyed property wherever - maintained.
For every additional year for each such entry.	Rs. 2.00

(2) If in an application to the Registering Officer for a copy of an entry, the name of the claiming and executing parties, the nature of the document and the year and place of registration are shown, the fee for search shall not be levied.

Note 1 - Search fee shall be charged per year in respect of search or inspection of Register books or Indexes taken by party, in respect of each property on application, irrespective of the number of entries, but in respect of an application for a copy of an entry for which search is taken by the registering officer, the search fee shall be charged per year per entry in respect of each property dealt with under any one document.

Note 2 - In case of the Register books or Indexes maintained in the merged territories prior to the date of merger of each such territories in the State of Maharashtra, the expression "year" shall mean the year recognized for the Official purposes in each of such territories immediately before the date of its merger.

Note 3 - Government Officers requiring to search or inspect the Register books or Indexes for bonafide public purposes shall be exempt from the payment of fees.

Note 4 - Search fee, at the uniform rate of Rs. 15.00 for each application shall be charged in respect of search taken by the Land Development Banks and the Commercial Banks irrespective of the number of properties in the application.

## COPYING FEES, GRANT OF COPIES ETC.

	Rs. Ps.
XI. (1) For copying documents in Register Books besides the registration fee each folio or fraction of a folio of 100 words.	0.50
(2) For copying endorsements on documents other than the transcription of the stamp Vendor's endorsement.	

(a) In all cases (other than Wills presented after the death of a testator).	1.00
(b) In the case of Wills presented after the death of a testator, a fixed fee of	2.00
Note - No fee shall be payable in respect of duplicate or duplicates of a document t presented for registration along with the original or on which registration reference to the original document on which ad-valorem fee is paid is quoted.	
XII. For comparing printed or typed copies of printed or typed documents presented for registration for each folio or fraction of folio of 100 words	0.05
For filling each such copy	1.00
Note - When a notice of pendency of suit or preceding drawn up in a standard printed form is presented for registration, no fee for comparing printed copies of printed shall documents be levied but only fee for filing it under this Article shall be levied.	
XIII. For photographing documents for insertion in the Register Book besides the ordinary registration fees –	
(i) For documents written in manuscript and type documents	
(a) For each page upto the size of 41.9 X 26.7 cm.	2.00
(b) For each page of size larger than 41.9 on. X 26.7 cm. required to be photographed in parts-	
for each part up to the size of 41.9 cm X 26.7 cm.	2.00
Explanation - In this Article the expression "page" means one side of a sheet. XIV. For making or granting copies of entries and documents for the benefit of any person or to be forwarded to any office under sections 65, h6 and 67 or for making or granting copies of reasons for refusal by a Registrar under section 76 for each folio or fraction of folio of 100 words.	0.50
Note - No fee for making copies of documents to be forwarded to any officer under sections 65, 66 67 shall be payable in respect of duplicate or duplicates of a document presented for registration along with the original.	
XV. Documents can be photographed in five sizes mentioned in items (a) to (d) I below low and subject to availability of photo paper of the size mentioned at item (e) below with t h the Manager, Government Photo Registry Office, Pune extra copies in any size shall be granted if the applicant for them. The fees for the different sizes are as under:-	
For each extra copy of a document photographed of whatever size -	

(a) for each page of the print of the size of 18.5 cm. X 11.4 cm.	1.50
(b) for each page of the print of the size of 25.4 cm. X 15.2 cm.	3.00
(c) for each page of the print of the size of 30.5 cm. X 19 cm.	4.00
(d) for each page of the print of the size of 34.3 cm. X 21.6 cm.	5.00
(e) for such page of the print of the size of 18.5 cm X 9.5 cm.	1.00
(f) for each page of copy prepared under Xerox system.	1.00
Explanation:- In this Article the expression "page" means one side of sheet.	
XVI. For granting copies of map provided that the arrangement for and the cost of making such copy shall be made and borne by the person who applies for it.	2.00
XVII. Government officers requiring copies of entries of documents or map for I bonafide public purposes shall be exempted from the payment of fees.	

#### EXTRA OR ADDITIONAL FEES.

XVIII. For registration of any document by a Registrar under section 30 (1)	15.00 In addition to the ordinary fee.
Note - When the registration of any document properly registrable by Sub-Registrar is performed by the Registrar to when he is subordinate, owing to the former being a party to the transaction represented by such document or owing to the Sub-Registrar's ignorance of the English language in which a document is written and presented to him unaccompanied by a true translation and true copy the extra fee will not be charged.	
XIX. Registration by the Registrar of Bombay under sub-section (2) of section 30.	30.00
Note - The fees under Article and Article XVIII are not leviable in case of counterparts or duplicates presented on the same day along with their originals, or in which registration reference to the originals is quoted, if presented subsequent to the originals.	
XX. For the issue of commission under section 33 or 38.	
(a) If the person is physically unable to attend the office or is confined to jail.	10.00

(b) otherwise	25.00
XXI. For filing translation under section 62.	05.00
Note - The fee under this Article is not leviable when a document written in English is presented before a Sub-Registrar ignorant of the language and is accompanied by a true copy and true translation of the document.	
XXII. Attendance at a private residence or jail.	
1) For every attendance at a private residence under sections 31, 33 and 38 –	
(a) in cities and towns as stated in Article I (4) (c) (1)	50.00
(b) in cities and towns as stated in Article I (4) (c) (ii)	40.00
(c) in cities and towns as stated in Article I (4) (c) (iii)	30.00
(d) at all other places	20.00
2) for every attendance at a jail under sections 31, 33 and 38.	10.00

Note -1 :- One single fee shall be levied irrespective of the number of documents of which business is transacted, provided that a person who is entitled to exemption I from attending the registration office, was a party to each such document.

Note 2 - The Inspector General may, in his discretion, remit the- fees under clauses (1) and (2) of this Article in cases in which it appears to him that the levy of such fee would be productive of hardship.

Note 3 - For every attendance at a private residence of a nurse or female assistant, it 'required to accompany a Registering Officer to take the thumb impression of one more female executants who are pardanshin or high birth, an extra fee Rs. 6.50 shall he charged irrespective of the number of documents registered at such private attendance.

XXIII. For the safe custody and return of any document presented for registration and not claimed by a person entitled to claim it (vide sub-section (2) of section 61 of the Act) within one month from date of receipt of notice under sub-rule (3) of rule 62 of the

Maharashtra Registration Rules 1961 an extra fee shall be leviable at the rate of Rs. 5.00 for every month or part thereof after the first month from the date of notice. Provided however that, maximum fee payable under this Article for each document so required shall be Rs. 15.00 :

Provided also that, a Registrar may, in his discretion remit whole or in part fees leviable under this Article by himself or by a registering officer subordinate to him in cases in which it appears to him that the levy of such fees would be productive of injustice or hardship.

#### MEMORANDUM, ATTESTATION, SUMMONS, AND WARRANT FEES –

XXIV. For every copy of the memorandum to be sent under sections 64, 65 and 66.	2.00
Note - No fee shall be payable in respect of a duplicate or duplicates of a document presented for registration along with the original.	
XXV. For the authentication or attestation of a power of attorney if special.	3.00
for the authentication or attestation of a power of attorney if general.	5.00

XXVI. When under section 36 read with section 39 application is made to issue ; and d serve a summons or warrant, process fee of Re. 1/- and remuneration of the person summoned m at the rate from to time prescribed for the lower grade of Civil court having jurisdiction over the place from which the summons or warrant is issued, shall be levied from the persons at whose instance, or in whose behalf, the application is made:

Provided that, if more than one summons or warrant is to be served in the same town or village, the process fee leviable for each additional summons or warrant after the first shall be Re. 1.00.

This Article applies mutatis mutandis to summonses and warrants issued under section 75 of Act. The process fees shall be levied in Court fee stamps and the remuneration in cash.

XXVII. One half of the registration fee and all the copying fee in respect of a document presented for registration which is withdrawn before the order of registration has been passed and in respect of a document of which registration is finally refused shall be refunded.

Note :- Any fine levied by the Registrar under section 25 is not to be refunded except under section 70 of the Registration Act, 1908. Similarly any fees levied for

issuing commissions, summons, and for meeting attendance and travelling allowance charges shall not be refunded, if they have been earned or disbursed.

XXVIII. (a) A Government Department liable to pay registration charges is exempt from the payment of all fees payable under the Table of Fees.

(b) In cases where the fees are payable partly by a Government Department and partly by some other party the exemption under clause (a) shall extend to that part only which is payable by the Government Department.

XXIX. (a) All the Carrier Consular Officers, the Deputy High Commissioner for the United Kingdom and members of the staff of all Consular Missions stationed in Greater Bombay liable to pay registration charges, are exempt from the payment of all fees payable under this Table of Fees.

(b) In cases where the fees are payable partly by the de-carrier Consular Officers, the Deputy High Commissioner for the United Kingdom or members of the staff of consular Missions stationed in Greater Bombay, and partly by some other party the exemption under clause (a) shall extend to persons falling under that clause.

2. The above Table of Fees shall come into force on and from the 1st day of January 1984.

3. No fee shall be payable in respect of the registration of declarations which are made and confirmed under section 5 of the Maharashtra Gramdam Act, 1964, (Mah.XXIII of 1965) and which have the effect of transferring land by way of gramdam under that Act.