

THE REGISTRATION (ASSAM AMENDMENT) BILL, 2026

A

BILL

further to amend the Registration Act, 1908, in its application to the State of Assam.

Preamble

Whereas it is expedient further to amend the Registration Act, 1908, hereinafter referred to as the principal Act, in its application to the state of Assam;

Central Act
No. 16 of
1908

It is hereby enacted in the Seventy-seventh Year of the Republic of India as follows;

Short title,
extent and
commencement

1. (1) This Act may be called the Registration (Assam Amendment) Act, 2026.
- (2) It extends to the whole of Assam.
- (3) It shall come into force at once.

Amendment of
section 17

2. In the principal Act, in section 17,
 - (i) in sub-section (1),-
 - (a) for clause (d), the following shall be substituted, namely: -

“(d) leases of immovable property for any term.”
 - (b) after clause (e), before the proviso, the following clauses shall be inserted, namely:—
 - “(f) instruments of agreement relating to sale of immovable property, any instrument authorising the promoter or the developer, by whatever name called for construction of or development of, or transfer or assignment of, any immovable property;
 - (g) instruments of power of attorney authorising transfer of immovable property;
 - (h) memorandum or agreement of deposit of title deeds of immovable property as collateral (equitable mortgage of immovable property);
 - (i) sale certificate issued by any competent officer or authority under the Central Act or the State Act for the time being in force;
 - (j) conveyance, so far as it relates to reconstruction or amalgamation of companies including subsidiary


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amalgamation with parent company or merger or demerger of companies by an order of the High Court or reconstruction or amalgamation or merger or demerger of companies under the order of Tribunals constituted under section 232 and 233 of the Companies Act, 2013 or for amalgamation or dissolution of Banking Companies by an order of the Reserve Bank of India under section 44A of the Banking Regulation Act, 1949;

Central Act
18 of 2013

Central Act
10 of 1949

- (k) deed of partnership where any partner or partners bring his or their share by way of immovable property;
- (l) any instrument by which any immovable property is taken as his share on dissolution of or extinction from the partnership by any of the partners other than a partner who brought that property as his share to the partnership;
- (m) bank guarantees.”

(ii) in sub-section (2),

- (a) in clause (v), for the punctuation mark “;” appearing at the end punctuation mark “:” shall be substituted and thereafter the following proviso shall be inserted, namely:—

“Provided that nothing in this clause shall be applicable for the instruments relating to agreement of sale of immovable property.”

- (b) in clause (vi), in last line, in between the word “suit or proceeding” and punctuation mark “;” the words “subject to clause (j) of sub-section (1) of section 17” shall be inserted.

- (c) clause (xii), shall be deleted.

Amendment of
section 18

- 3. In the principal Act, in section 18, clause (c) shall be deleted.

Amendment of
section 21A

- 4. In the principal Act, in section 21A, after the Explanation, the following fifth proviso shall be inserted, namely,—

“Provided also that no such no objection certificate from the concerned District Commissioner shall be required for registration of the non-testamentary instruments relating to immovable properties such as,—

- (i) lease up to 20 years;
- (ii) mortgage (without possession/Equitable Mortgage);and

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(iii) any other non testamentary instrument as notified by the State Government from time to time.”

Amendment of
section 32

5. In the principal Act, in section 32, in fourth line, in between the words “registration office”, and punctuation mark “,-”, the words “either physically or by electronic means which shall be in such manner as may be prescribed” shall be inserted.

Amendment of
section 32A

6. In the principal Act, for section 32A, the following shall be substituted, namely:—

“(1) Every person presenting any document for registration in registration office under section 32 shall,—

- (a) affix in the document, her signature, passport sized colour photograph or a digital photograph and thumb impression, either manually or through a biometric device:

Provided that where such document relates to the transfer of ownership of immovable property, the passport size photograph and the finger-prints of each buyer and seller of such property mentioned in the document shall also be affixed to the document.

- (b) submit permanent account number for verification of documents in such manner as may be prescribed;

- (c) submit such officially valid documents or e-document as may be requested by the registering officer for verification of identity.

- (2) For the purposes of this Act, a person presenting any document for registration may affix physical signatures or electronic signatures under the Information Technology Act, 2000, or such other forms of signatures (whether physical or digital) in such manner as may be prescribed.

- (3) Every person presenting any document for registration under section 17 and 18 may undergo consent-based Aadhaar authentication, or offline verification or consent-based verification through valid documents or equivalent e-documents, as the case may be, before the registering officers as may be notified by the government with such safeguards as may be prescribed.”

Central Act
No.21 of
2000


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ON 25.07.2016

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পঞ্জীয়ন (অসম সংশোধন) বিধেয়ক, ২০২৬

এখন

বিধেয়ক

পঞ্জীয়ন অধিনিয়ম, ১৯০৮, ক অসম ৰাজ্যত ইয়াৰ প্ৰযোজ্যতাৰ পৰৱৰ্তী সংশোধন কৰিবলৈ।

প্ৰস্তাৱনা

যিহেতু পঞ্জীয়ন অধিনিয়ম, ১৯০৮, মূল অধিনিয়ম বুলি যিখনক ইয়াৰ পিছত উল্লেখ কৰা হৈছে, ইয়াৰ পিছত উল্লেখ কৰা ধৰণেৰে, অসম ৰাজ্যত ইয়াৰ প্ৰযোজ্যতাৰ পৰৱৰ্তী সংশোধন কৰাটো কালোচিত;

১৯০৮ চনৰ
কেন্দ্ৰীয় অধিনিয়ম
নং ১৬

ইয়াৰ দ্বাৰা ভাৰত গণৰাজ্যৰ সাতসত্তৰ সংখ্যক বৰ্ষত ইয়াক নিম্নলিখিত ধৰণে অধিনিয়মিত কৰা হৈছে:-

সংক্ষিপ্ত নাম,
বিস্তাৰ আৰু
প্ৰাৰম্ভণ

- ১। (১) এই অধিনিয়মখন পঞ্জীয়ন (অসম সংশোধন) অধিনিয়ম, ২০২৬ বুলি অভিহিত হ'ব।
- (২) ই সমগ্ৰ অসমতে বিস্তাৰিত হ'ব।
- (৩) ই তাৎক্ষণিকভাৱে বলৱৎ হ'ব।

ধাৰা ১৭
সংশোধন

- ২। মূল অধিনিয়মত, ধাৰা ১৭-ত,
- (i) উপ-ধাৰা (১) ত,

(ক) খণ্ড (ঘ) ৰ সলনি, নিম্নলিখিত প্ৰতিষ্ঠাপিত হ'ব, যথা:-

"(ঘ) যিকোনো ম্যাদৰ বাবে স্থাৱৰ সম্পত্তিৰ সাময়িক পত্তন।"

(খ) খণ্ড (ঙ) ৰ পিছত, অনুবিধিৰ আগত, নিম্নলিখিত খণ্ডসমূহ অন্তঃস্থাপিত হ'ব, যথা:-

"(চ) স্থাৱৰ সম্পত্তি বিক্ৰীৰ সৈতে জড়িত চুক্তিৰ দলিল, কোনো স্থাৱৰ সম্পত্তি নিৰ্মাণ বা উন্নয়ন, হস্তান্তৰকৰণ বা আৱণ্টনৰ বাবে সংপ্ৰৱৰ্তক বা উন্নয়নকাৰীক প্ৰাধিকৃত কৰা কোনো দলিল, যিয়েই নামেৰে নামাকৰণ কৰা নহওক কিয়;

(ছ) স্থাৱৰ সম্পত্তিৰ হস্তান্তৰকৰণত অনুমোদন দিয়া মোক্তাৰনামা;

(জ) স্থাৱৰ সম্পত্তিৰ মালিকীস্বত্বৰ দলিল বন্ধকী হিচাপে জমা কৰাৰ আৱকপত্ৰ বা চুক্তি (স্থাৱৰ সম্পত্তিৰ ন্যায্য বন্ধকী);

(ঝ) কোনো ক্ষমতাসম্পন্ন বিষয়া বা প্ৰাধিকাৰীৰ দ্বাৰা তৎসময় বলৱৎ কেন্দ্ৰীয় অধিনিয়ম বা ৰাজ্যিক অধিনিয়মৰ অধীনত জাৰিকৃত কৰা বিক্ৰয় প্ৰমাণপত্ৰ;

(ঞ) সম্পত্তি হস্তান্তৰৰ দলিল পত্ৰ, যিমানদূৰলৈকে ই মূল কোম্পানীৰ সৈতে আনুষংগিক একত্ৰীকৰণকে ধৰি কোম্পানীসমূহৰ পুনৰ্গঠন বা একত্ৰীকৰণ অথবা উচ্চ ন্যায়ালয়ৰ আদেশৰ দ্বাৰা কোম্পানীসমূহ চামিলকৰণ বা বিচ্ছিন্ন কৰাৰ লগতে কোম্পানী অধিনিয়ম, ২০১৩ ৰ ধাৰা ২৩২ আৰু ২৩৩-ৰ অধীনত গঠিত ন্যায়াধিকৰণৰ আদেশৰ অধীনত কোম্পানীসমূহৰ পুনৰ্গঠন বা

২০১৩ চনৰ
কেন্দ্ৰীয় অধিনিয়ম
নং ১৮

একত্ৰীকৰণ বা চামিলকৰণ অথবা বেঙ্ক নিয়ন্ত্ৰণ
অধিনিয়ম, ১৯৪৯ ৰ ধাৰা ৪৪ক -ৰ অধীনত
ভাৰতীয় ৰিজাৰ্ভ বেঙ্কৰ কোনো আদেশৰ দ্বাৰা
বেঙ্ক কোম্পানীসমূহৰ একত্ৰীকৰণ বা
ভংগকৰণৰ সৈতে জড়িত হয়;

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কেন্দ্ৰীয় অধিনিয়ম
নং ১০

(ট) অংশীদাৰিত্বৰ দলিল য'ত কোনো অংশীদাৰ বা
অংশীদাৰসকলে স্থাৱৰ সম্পত্তিৰ জৰিয়তে নিজৰ
অংশ লাভ কৰে;

(ঠ) কোনো দলিল যাৰ দ্বাৰা অংশীদাৰিত্বৰ পৰা ভংগ
বা বিলুপ্ত হোৱাৰ সময়ত কোনো স্থাৱৰ সম্পত্তিক
তেওঁৰ অংশ হিচাপে লোৱা কোনো অংশীদাৰৰ
বাহিৰে আন কোনো অংশীদাৰ যি অংশীদাৰিত্ব লৈ
সেই সম্পত্তি তেওঁৰ অংশ হিচাপে আনে;

(ড) বেংকৰ প্ৰত্যাহুতি।"

(ii) উপ-ধাৰা (২)ত,

(ক) খণ্ড (৫)ত, বিৰাম চিহ্ন ";" ৰ সলনি, বিৰাম চিহ্ন ":"
প্ৰতিষ্ঠাপিত হ'ব আৰু তাৰ পিছত নিম্নলিখিত অনুবিধি
অন্তঃস্থাপিত হ'ব, যথা:-

"পৰন্তু এই খণ্ডৰ কোনো কথা স্থাৱৰ সম্পত্তিৰ
বিক্ৰীৰ চুক্তি সম্পৰ্কীয় দলিলৰ ক্ষেত্ৰত প্ৰযোজ্য নহ'ব।"

(খ) খণ্ড (৪)ত, শেষৰ শাৰীত, শব্দ "নালিছ বা কাৰ্য্যবাহ" আৰু
বিৰাম চিহ্ন ";"ৰ মাজত, শব্দাৱলী "ধাৰা ১৭ৰ উপ-ধাৰা
(১)ৰ খণ্ড (এ)ৰ সাপেক্ষে" অন্তঃস্থাপিত হ'ব।

(গ) খণ্ড (xii), বাদ দিয়া হ'ব।

ধাৰা ১৮ৰ
সংশোধন

৩। মূল অধিনিয়মত, ধাৰা ১৮ ত, খণ্ড (গ) বাদ দিয়া হ'ব।

ধাৰা ২১ক
সংশোধন

৪। মূল অধিনিয়মত, ধাৰা ২১ক-ত, স্পষ্টীকৰণৰ পিছত, নিম্নলিখিত পঞ্চম
অনুবিধি অন্তঃস্থাপিত হ'ব, যথা,-

"পৰন্তু সংশ্লিষ্ট জিলা আয়ুক্তৰ পৰা এনে কোনো আপত্তি নথকা
প্ৰমাণপত্ৰ- স্থাৱৰ সম্পত্তিৰ সৈতে জড়িত ইচ্ছাপত্ৰবিহীন দলিলৰ
পঞ্জীয়নৰ বাবে প্ৰয়োজন নহ'ব, যেনে,-

(i) ২০ বছৰলৈকে সাময়িক পত্তন;

(ii) বন্ধকী (দখলত নথকা/ন্যায় সঙ্গত বন্ধকী); আৰু

(iii) ৰাজ্য চৰকাৰৰ দ্বাৰা সময়ে সময়ে যথা অধিসূচিত আন কোনো
ইচ্ছাপত্ৰবিহীন দলিল।

ধাৰা ৩২ৰ
সংশোধন

৫। মূল অধিনিয়মত, ধাৰা ৩২-ত, চতুৰ্থ শাৰীত, শব্দাৱলী "পঞ্জীয়ন
কাৰ্যালয়" আৰু বিৰাম চিহ্ন ";" ৰ মাজত, শব্দাৱলী "ভৌতিকভাৱে বা
বৈদ্যুতিক উপায়েৰে যি যথাবিহিত এনেধৰণৰ হ'ব" অন্তঃস্থাপিত হ'ব।

ধাৰা ৩২ক-ৰ
সংশোধন

৬। মূল অধিনিয়মত, ধাৰা ৩২ক -ৰ সলনি, নিম্নলিখিত প্ৰতিষ্ঠাপিত হ'ব,
যথা:-

"(১) ধাৰা ৩২ৰ অধীনত পঞ্জীয়ন কাৰ্যালয়ত পঞ্জীয়নৰ বাবে কোনো
নথি দাখিল কৰা প্ৰতিজন ব্যক্তিয়ে-


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(ক) নথিখনত তেওঁৰ স্বাক্ষৰ, পাছপ'ৰ্ট আকাৰৰ ৰঙীন ফটো বা এক ডিজিটেল ফটো আৰু বুঢ়া আঙুলিৰ ছাপ, হাতেৰে কৰিব বা বায়'মেট্ৰিক সজুঁলি জৰিয়তে লগাব:

পৰন্তু য'ত এনে নথি স্থাৱৰ সম্পত্তিৰ মালিকীস্বত্বৰ হস্তান্তৰৰ সৈতে জড়িত হয়, তেনে ক্ষেত্ৰত নথিত উল্লেখ কৰা এনে সম্পত্তিৰ ক্ৰেতা আৰু বিক্ৰেতাৰ পাছপ'ৰ্ট আকাৰৰ ফটো আৰু আঙুলি চাপ নথিত লগাব লাগিব।

(খ) স্থায়ী একাউণ্ট নম্বৰ যথাবিহিত এনে ধৰণে নথিৰ সত্যাপনৰ বাবে দাখিল কৰিব লাগিব;

(গ) পৰিচয়ৰ সত্যাপনৰ বাবে পঞ্জীয়ন বিষয়াই অনুৰোধ কৰা চৰকাৰীভাৱে বৈধ নথি বা ই-নথি দাখিল কৰিব লাগিব।

(২) এই অধিনিয়মৰ উদ্দেশ্যৰ বাবে, পঞ্জীয়নৰ অৰ্থে কোনো নথি দাখিল কৰা ব্যক্তিয়ে তথ্য প্ৰযুক্তি অধিনিয়ম, ২০০০ ৰ অধীনত ভৌতিক বা ইলেকট্ৰনিক স্বাক্ষৰ বা আন কোনো ধৰণৰ স্বাক্ষৰ (ভৌতিক বা ডিজিটেল হওক) যথাবিহিত ধৰণে কৰিব লাগিব।

২০০০ চনৰ
কেন্দ্ৰীয় অধিনিয়ম
নং ২১

(৩) ধাৰা ১৭ আৰু ১৮ ৰ অধীনত পঞ্জীয়নৰ বাবে কোনো নথি দাখিল কৰা প্ৰতিজন ব্যক্তিয়ে চৰকাৰৰ দ্বাৰা যথা অধিসূচিত পঞ্জীয়ন বিষয়াসকলৰ সন্মুখত যথাবিহিত এনে ৰক্ষাকবচ সহ অনুমতি ভিত্তিক আধাৰ প্ৰমাণীকৰণ, বা বৈধ নথি বা সমতুল্য ই-নথিৰ জৰিয়তে অফলাইন সত্যাপন বা সন্মতি ভিত্তিক সত্যাপন, যথাস্থিতি, কৰিব লাগিব।


VETTED BY THE
LEGISLATIVE DEPARTMENT
ON 25.07.2026

STATEMENT OF OBJECTS AND REASONS

The Registration Act, 1908 (Central Act XVI of 1908) has served as the foundational legal framework for land property registration across India for over a century. While the Act has maintained institutional credibility, the current registration framework in Assam has become inadequate to address the complexity, diversity, and velocity of modern property transactions. The existing system comprises merely 65 articles with limited sub-classification, encompassing transactions ranging from simple property transfers to sophisticated corporate restructuring and securitization arrangements. This structural inflexibility, combined with the persistence of entirely optional registration for critical instruments such as Agreements for Sale, Powers of Attorney, short-term leases, and equitable mortgages, has resulted in significant revenue leakage and diminished legal certainty.

The proposed amendments introduce a comprehensive modernization of the registration framework through some transformative measures:

- (1) expansion of compulsory registration to eight new categories of instruments;
- (2) introduction of four hybrid modes of registration - office-based, virtual interactive, virtual non-interactive, and self-service - leveraging digital authentication, Aadhaar e-KYC, and electronic signatures;
- (3) restructuring the registration framework into 68 instruments and 151 sub-categories to accommodate modern transaction complexity;
- (4) introduction of three new instruments—Amendment/Correction Deed, Bank Guarantee, and Conveyance by Merger/Demerger—currently executed in substantial volumes but lacking specific statutory articles;
- (5) rationalization of stamp duty and registration fee structures based on transaction complexity, digital delivery, and revenue optimization, with special provisions for women and third gender claimants;

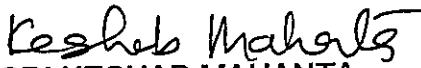
(6) amendments to Sections 17, 18, 21A, 32, and 32A of the Registration Act, 1908, enabling electronic presentation, and establishing a framework for digital authentication; and

(7) phased technology-enabled implementation through the NGDRS platform incorporating online payment gateways, DigiLocker integration, and citizen consent management systems.

Implementation safeguards include mandatory digital authentication frameworks preventing unauthorized registration, audit trails documenting all registrations and fee realization, under the Registration Act for fraudulent or false submissions.

The phased rollout through NGDRS ensures backend system readiness, staff training completion, and citizen awareness campaigns precede each mode activation.

The Bill seeks to achieve these objects.


SRI KESHAB MAHANTA

(Name of Minister)

MINISTER

Revenue & Disaster Management Department



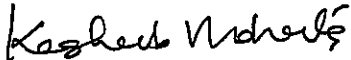
Secretary,

Assam Legislative Assembly

THE REGISTRATION (ASSAM AMENDMENT) BILL, 2026

Financial Memorandum

The Bill will not require any expenditure from the Consolidated Fund of the State once it comes into force, and expenditure related to Technological interventions required for the implementation will be funded from the state budget heads.


(Keshab Mahanta)

MINISTER

**Revenue & Disaster Management
Department**

THE REGISTRATION (ASSAM AMENDMENT) BILL, 2026

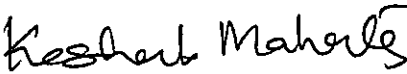
MEMORANDUM OF DELEGATED LEGISLATION

This Bill empowers the State Government to prescribe, by rules, the form and manner in which documents are to be presented for registration by electronic means, and to notify from time to time such other non-testamentary instruments, in addition to those specified in the Bill, in respect of which no No Objection Certificate from the concerned District Commissioner shall be required for registration.

The Bill further empowers the Inspector General of Registration, Assam, as the competent authority, to notify the rules and regulations governing the presentation and registration of documents in electronic mode, including the virtual interactive, virtual non-interactive and self-service modes of registration.

The Bill also empowers the State Government to prescribe the form and manner in which a person presenting a document for registration shall affix his or her signature, photograph and thumb impression, whether manually or through a biometric device; the documents in respect of which permanent account number is to be submitted; the forms of physical, electronic or other signatures that may be used; consent-based Aadhaar authentication or offline or consent-based verification through officially valid documents or their equivalent e-documents; and the safeguards subject to which such authentication or verification shall be carried out.

The above provisions of the Bill regarding delegated legislation are thus of normal type and are mainly intended to cover matters of administrative procedure.


(SRI KESHAB MAHANTA)

MINISTER

Revenue & Disaster Management
Department

Comparative Statement for Amendments to Registration Act, 1908 for the State of Assam

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Type of Amendment	Section/ Sub-Section/Clause	Thematic Area	Existing Provision <i>(as per Registration Act, 1908 and subsequent amendments)</i>	Proposed Provision <i>(for the Registration (Assam Amendment) Bill, 2026)</i>
Clause Substitution	Section 17 Sub-section(1) Clause (d)	Compulsory registration of any lease of immovable property	“(d) leases of immovable property from year to year, or for any term exceeding one year, or reserving a yearly rent;”	"(d) leases of immovable property for any term.”
Clause Insertion	Section 17 Sub-section(1)	Addition of documents of which registration is compulsory	N/A	“(f) Instruments of agreement relating to sale of immovable property / any instrument authorising the promoter or the developer, by whatever name called, for construction of or development of, or transfer or assignment of, any immovable property; (g) Instruments of Power of Attorney authorising transfer of immovable property other than those executed outside India; (h) Memorandum or Agreement of Deposit of Title Deeds of Immovable property as collateral (equitable mortgage of immovable property); (i) Sale Certificate issued by any competent officer or authority under the Central Act or the State Act for the time being in force; (j) Conveyance, so far as it relates to reconstruction or amalgamation of companies including subsidiary amalgamation with parent company or merger or demerger of companies by an order of the High Court or reconstruction or amalgamation or merger or demerger of companies under the order of Tribunals constituted under section 232 and 233 of the Companies Act, 2013 (Central Act 18 of 2013) or for amalgamation or dissolution of Banking Companies by an order of the Reserve Bank of India under

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				section 44A of the Banking Regulation Act,1949 (Central Act 10 of 1949); (k) Deed of partnership where any partner or partners bring his or their share by way of immovable property; (l) Any instrument by which any immovable property is taken as his share on dissolution of or retirement from the partnership by any of the partners other than a partner who brought that property as his share to the partnership; and (m) Bank Guarantees”
Phrase Insertion	Section 17 Sub-section(2) Clause (v)	Creating exception for agreements related to sale of Immovable Property	“Any document other than the documents specified in sub-section (1A) not itself creating, declaring, assigning, limiting or extinguishing any right, title or interest of the value of one hundred rupees and upwards to or in immovable property, but merely creating a right to obtain another document which will, when executed, create, declare, assign, limit or extinguish any such right, title or interest;”	“Any document other than the documents specified in sub-section (1A) not itself creating, declaring, assigning, limiting or extinguishing any right, title or interest, of the value of one hundred rupees and upwards to or in immovable property, but merely creating a right to obtain another document which will, when executed, create, declare, assign, limit or extinguish any such right, title or interest; provided, nothing in this clause shall be applicable for the instruments related to agreements of sale of immovable property. ”
Phrase Insertion	Section 17 Sub-section(2) Clause (vi)	Non-applicability other than Section 17 (1) (j)	“any decree or order of a Court '[except a decree or order expressed to be made on a compromise and comprising immovable property other than that which is the subject-matter of the suit or proceeding]; or”	“ Subject to the provision in Sec 17(1)(j), any decree or order of a Court '[except a decree or order expressed to be made on a compromise and comprising immovable property other than that which is the subject-matter of the suit or proceeding]; or”
Clause Deletion	Section 17 Sub-section(2) Clause(xii)	-	“any certificate of sale granted to the purchaser of any property sold by public auction by a Civil or Revenue-Officer.”	<i>deleted</i>

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Phrase Deletion	Section 18 Clause (c)	Compulsory registration of any lease of immovable property	“leases of immovable property for any term not exceeding one year, and leases exempted under section 17;”	“leases exempted under section 17;”

Paragraph Insertion	Section 21A	Registration of certain non- testamentary instruments without No Objection Certificate	“Notwithstanding anything contained in any other provision of this Act, no non - testamentary instrument relating to immovable property shall be accepted for registration, unless the Deputy Commissioner of the concerned district issues a No Objection Certificate containing the description of such immovable property to be transferred and also such other No objection Certificates, which are required to be issued by the Deputy Commissioner or any other Authority under any law for the time being in force or under any Executive Instruction, Order etc. issued by the State Government from time to time; Provided that all such No Objection Certificates shall be issued within a period of thirty days from the date of the receipt of application and in case No Objection Certificate is not issued within the stipulated period of thirty days, a speaking order with reasons thereof shall be issued to the applicant within the said stipulated period: Provided further that no such No Objection Certificate from the concerned Deputy Commissioner of the District shall be required for registration of the non-testamentary instruments for lease or transfer of apartments of real estate projects which have been duly registered with the Real Estate Regulatory Authority established under the Real Estate (Regulation and Development) Act, 2016 and occupancy certificate is issued by the concerned local authority:	“Notwithstanding anything contained in any other provision of this Act, no non - testamentary instrument relating to immovable property shall be accepted for registration, unless the District Commissioner of the concerned district issues a No Objection Certificate containing the description of such immovable property to be transferred and also such other No objection Certificates, which are required to be issued by the District Commissioner or any other Authority under any law for the time being in force or under any Executive Instruction, Order etc. issued by the State Government from time to time; Provided that all such No Objection Certificates shall be issued within a period of thirty days from the date of the receipt of application and in case No Objection Certificate is not issued within the stipulated period of thirty days, a speaking order with reasons thereof shall be issued to the applicant within the said stipulated period: Provided further that no such No Objection Certificate from the concerned District Commissioner of the District shall be required for registration of the non-testamentary instruments for lease or transfer of apartments of real estate projects which have been duly registered with the Real Estate Regulatory Authority established under the Real Estate (Regulation and Development) Act, 2016 and occupancy certificate is issued by the concerned local authority: Provided also that no such No Objection Certificate from the concerned District Commissioner shall be required for registration of the non-testamentary instruments related to immovable properties: i. Lease up to 20 years ii. Mortgage(without possession/Equitable Mortgage).”
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				iii. Or any other non testamentary instrument as notified by the State Government from time to time.
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			issued in the past and there has been no change in land and structure respectively. Explanation - The words ‘apartment’, ‘real estate project’ and ‘planning area’ shall have the same meaning as defined under clause (e), (zn) and (zh) of section 2 of Real Estate (Regulation and Development) Act, 2016, respectively.”	
Phrase Insertion	Section 32	Enabling electronic presentation of documents for registration	“Persons to present documents for registration.-Except in the cases mentioned in '[sections 31, 88 and 89]', every document to be registered under this Act, whether such registration be compulsory or optional, shall be presented at the proper registration-office,— (a) by some person executing or claiming under the same, or, in the case of a copy of a decree or order, claiming under the decree or order, or (b) by the representative or assign of such a person, or (c) by the agent of such a person, representative or assign, duly authorised by power-of-attorney executed and authenticated in manner hereinafter mentioned.”	“Persons to present documents for registration. - Except in the cases mentioned in '[sections 31, 88 and 89]', every document to be registered under this Act, whether such registration be compulsory or optional, shall be presented at the proper registration-office, either physically or by electronic means as prescribed by the State Government.— (a) by some person executing or claiming under the same, or, in the case of a copy of a decree or order, claiming under the decree or order, or (b) by the representative or assign of such a person, or (c) by the agent of such a person, representative or assign, duly authorised by power-of-attorney executed and authenticated in manner hereinafter mentioned. In addition to conventional office-based mode of registration, there shall be presentation and registration of documents in electronic mode, such as

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				Virtual interactive, virtual non-interactive and self service mode for which the Inspector General of Registration Assam shall be the competent authority to notify rules and regulations regarding such provisions.
Section Substitution	Section 32 (A)	Compulsory affixing of Photograph, PAN etc.	“Compulsory affixing of photograph, etc.—Every person presenting any document at the proper registration office under section 32 shall affix his passport size photograph and fingerprints to the document: Provided that where such document relates to the transfer of ownership of immovable property, the passport size photograph and fingerprints of each buyer and seller of such property mentioned in the document shall also be affixed to the document.”	“(1) Every person presenting any document for registration at the proper registration office under Section 32 must, in such form and manner as may be prescribed: (a) affix in the document, her signature, passport sized colour photograph or get photographed by a digital camera and her thumb impression, either manually or through a biometric device. Provided that where such document relates to the transfer of ownership of immovable property, the passport size photograph and the finger-prints of each buyer and seller of such property mentioned in the document shall also be affixed to the document; (b) submit Permanent Account Number in case of such documents as may be prescribed; and (c) submit such officially valid documents or the equivalent e-document as may be requested by the registering officer for verification of identity. (2) For the purposes of this Act, a person presenting any document for registration may affix physical signatures, electronic signatures under the Information Technology Act, 2000 (21 of 2000), or
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				such other forms of signatures (whether physical or digital) as may be prescribed. (3) Every person presenting any document for registration under section 17 and 18 may undergo consent-based Aadhaar authentication, or offline verification or consent-based verification through officially valid documents or equivalent e-documents under applicable law, as the case may be, in such offices of registering officers as may be notified by the appropriate government and subject to such safeguards as may be prescribed.”
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