THE REGISTRATION (ASSAM AMENDMENT) BILL, 2026

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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

VETTED BY THE LEGISLATIVE DEPARTMENT ON 25.07.2026 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.

Central Act No.21 of 2000

(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."

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