



NITI Aayog

National Institution for Transforming India

Government of India

REPORT OF THE COMMITTEE
TO
DRAFT MODEL ACT AND RULES FOR STATES
AND
MODEL REGULATION FOR UNION TERRITORIES
ON
CONCLUSIVE LAND TITLING

NITI Aayog
Government of India

November 2019

To

Date: 26.11.2019

The Chief Executive Officer

NITI Aayog, New Delhi.

Sir,

Ref: Your OM No. 19(2) / 2017-WR dated 25-11-2019

In the OM cited, NITI Aayog constituted a Committee to draft a Model Act and Rules on Conclusive Land Titling. The Committee had several sittings, held extensive discussions, took into account various documents available in this regard, and has finalized a model Act for Conclusive Land Titling. The Committee has also tried to draft Rules under it. A copy of each of the both is enclosed.

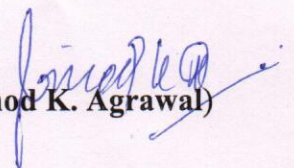
Also enclosed is a copy of the law drafted by the State of Maharashtra for the same purpose, which is presented as an alternative. The major difference between the two drafts is as follows:

- (1) The Land Dispute Resolution Officer and the Land Title Appellate Tribunal are one-shot institutions under the Model Act which will fade away as the work reduces. In Maharashtra law, they are perpetual institutions.
- (2) The Model Act proposes a draft list of titles on which objections and claims are called for. After disposal of these claims and objections, the registers of titles are notified and thereafter the new registration process sets in. In Maharashtra, even this draft list (called the 'tentative record') is notified and acted upon for the new registration process.
- (3) In the Model Act, after three years of its notification, the registers of titles attain conclusivity without any external action. Whereas in Maharashtra law, another notification is envisaged to be issued after three years for providing conclusivity to titles.

It is recommended that both the options are given to the states.

The Committee places on record its gratitude to NITI Aayog for affording it this opportunity.

Yours faithfully,


(Vinod K. Agrawal)

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NITI Aayog

THE [Name of the State] LAND TITLING ACT, 20**

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THE (Name of the State) LAND TITLING ACT, 20**

[Act No. [•] of 20**]

An Act to provide for establishment, administration and management of a system of Title registration of Immovable Properties, to amend relevant Acts mentioned in the Schedule and matters connected therewith or incidental thereto.

WHEREAS, it is expedient to provide for the establishment, administration and management of a system of title registration of immovable properties, to amend relevant Acts and matters connected therewith or incidental thereto; this Act is hereby enacted in the **the Year of the Republic of India as follows: -

CHAPTER I PRELIMINARY

1. Short title, extent and commencement

- (1) This Act may be called the [Name of the State] Land Titling Act, 20**.
- (2) It extends to the whole of the [Name of the State].
- (3) It shall come into force on such date as the Government may, by notification in official gazette, appoint.

Provided that different dates may be appointed for different areas or in respect of different types of Immovable Properties.

2. Definitions

- (1) In this Act, unless there is anything repugnant to the subject or context,
 - (a) “Alienation” means the action of transferring Immovable Property or any interest therein to another person;
 - (b) “Application for Transaction” means the application prescribed under section 48 for effectuating transfer of any right or interest in any Immovable Property.
 - (c) “Appurtenant Rights” includes any right or restriction which passes on to the other person along with the Title to an Immovable Property;
 - (d) “Authority” means the [Name of the State] Land Titling Authority established under section 4;

- (e) “Certificate of Recording” means a certificate issued on the basis of entries made in the Registers maintained by the Authority;
- (f) “Commissioner Land Titling” means Commissioner for Land Titling appointed under Chapter - V of this Act;
- (g) “Conclusive Title” means a Title which has attained conclusiveness under section 12;
- (h) “Development Agreement” means an agreement relating to giving authority or power to a promoter or a developer, by whatever name called, for construction on, development of or, sale or transfer (in any manner whatsoever) of, any Immovable Property and shall include the assignment deeds of rights acquired through Development Agreement;
- (i) “Government” means the State Government;
- (j) “Grant” includes action of granting or bestowing or conferring a right, a gift, an assignment, etc., over an Immovable Property;
- (k) “Immovable Property” means land, buildings, flats, apartments any other premises, and things attached to the earth, or permanently fastened to anything which is attached to the earth, but not standing timber, growing crops or grass.
Explanation: Immovable property shall not be construed to include plant and machinery.
- (l) “Indicative Map” means a map that shows the relative location of a property with its correct unique identification number.
Provided that, it may not necessarily indicate the size or shape of the property to scale;
- (m) “Land Titling” means the procedure to be followed under this Act, for providing Title over any type of Immovable Property;
- (n) “Land Dispute Resolution Officer” means officer appointed under Chapter - VI of this Act;
- (o) “Land Titling Appellate Tribunal” means the appellate tribunal established under Chapter - VI of this Act;
- (p) “Notified Area” means area notified as per section 3;
- (q) “Notified Property” means any type or types of Immovable Properties notified within the Notified Area, as per the proviso to section 3;
- (r) “Other Rights” means any right or interest in Immovable Property other than Title;
- (s) “Prescribed” means prescribed by Rules made by the Government under this Act;

- (t) “Record of Titles” means and includes Register of Titles, Register of Disputes and Register of Charges and Covenants as described under this Act.
 - (u) “Registration of Transaction” means Registered Titles including intended transactions as prescribed under Chapter – IV of this Act;
 - (v) “Registers” mean and include the Register of Titles, Register of Disputes and Register of Charges and Covenants as defined under Chapter - VII of this Act;
 - (w) “Registered Title” means a record of Title entered in the Registers;
 - (x) “Strata Title” means a form of ownership of Immovable Property devised for multi-level apartment blocks and horizontal sub-divisions with shared areas. The ‘strata’ part of the term refers to apartments being on different levels, or “Strata”;
 - (y) “Survey” includes all operations incidental to the determination, measurement and record of a boundary or boundaries or any part of a boundary of an Immovable Property including Strata as defined above and includes a resurvey;
 - (z) “Terrace Rights” means the right to use and develop the space on the roof of a building;
 - (aa) “Title” means ownership of an Immovable Property that stands against the right of anyone else to claim that property;
 - (bb) “Title Holder” means the person in whom the Title to an Immovable Property vests;
 - (cc) “Title Registration Officer” means an officer appointed under section5;
- (2) The words and expressions used but not defined in this Act and defined in the Indian Evidence Act, 1872, the Transfer of Property Act, 1881, The Indian Registration Act, 1908, the Indian Succession Act, 1925, the [Name of the State] Stamp Act, the [Name of the State] Land Revenue Code, 1966, the Information Technology Act, 2000, and the Real Estate Regulation Act, 2016 shall have the respective meanings as are assigned to them in those Acts.

CHAPTER – II CREATION OF RECORDS

3. Establishment of system – notification

The State Government may by notification order establishment of a system of Title registration for all or any type of Immovable Properties in such area as may be specified in such notification.

Provided that, different dates may be specified in this regard in respect of different types of Immovable Properties.

4. Establishment of Authority

- (1) As soon as may be, after promulgation of this Act, the State Government by notification shall constitute the [Name of the State] Land Authority for the purposes of this Act in accordance with Chapter - V of this Act.
- (2) The [Name of the State] Land Authority shall exercise and discharge such powers as may be conferred on it, and discharge such functions as may be entrusted to it by or under this Act, or under any other law that the State Government may notify.

5. Appointment of Title Registration Officer

- (1) The Authority may by notification appoint any officer either by name or by virtue of his office to be a Title Registration Officer for all or any of the purposes of this Act.
- (2) The Title Registration Officer so appointed shall exercise the powers and perform the duties of a Title Registration Officer within such local limits or over such type of Immovable Properties, for such periods of time as the Authority may direct.
- (3) The Title Registration Officer shall have a seal and any document purporting to be sealed with it is admissible in evidence without any further or other proof.

6. Preparation of records

Upon notification issued under section 4, the Authority shall proceed to prepare a record of Immovable Properties, situated in the Notified Area which will contain:

- (1) (a) A Survey record of accurate or approximate boundary or boundaries or any part of the boundary of every Immovable Property duly identified with a distinct identification number which may include an Indicative Map.
- (b) The Authority shall, for the purpose of this section, discharge all the functions and exercise all the powers of Commissioner and Director of Surveys under various provisions of the [Name of the State] Land Revenue Code, (year to be added).

Provided that any record created by an officer of the State Government duly authorized in this regard under the [Name of the State] Land Revenue Code, (year to be added) may be adopted by the Authority as its own record.

- (2) A Record of Titles over each of the Immovable Properties in the Notified Area shall be prepared in the manner further provided in this Act.

7. Notification by the Title Registration Officer

- (1) When the preparation of Record of Titles is taken up under sub-section (2) of section 6, the Title Registration Officer shall prepare a draft list of Titles over each of the Immovable Properties located in the Notified Area or part thereof, on the basis of existing information in various records as prescribed and publish it along with a notification in the prescribed manner inviting all persons having any interest in any Immovable Property, to file claim or objection either in person or by an agent duly authorized in this regard at a specified place and time and from time to time thereafter when called upon, for the purpose of disposal of claims and objections.
- (2) A notification published under sub-section (1) shall be held to be a valid notice to every person having any interest in the Title of the property.
- (3) Upon issue of notification under sub-section (1), all persons claiming any Title or right or interest in, or any charge on an Immovable Property shall furnish details of such claim in the prescribed manner and within the prescribed time, for making an entry to that effect in the Registers, which will include any leasehold Title or right or interests of persons in actual occupation, easements, customary rights, public rights, mines and minerals, franchise, a non-statutory right in respect of an embankment of sea or river wall, any subsisting power of attorney authorizing the agent to sell or develop or construct the property, any subsisting sale agreement with or without possession of the property, any subsisting agreement cum general power of attorney or any pending suit or appeal under Specific Performance Act, any pending proceedings regarding dissolution or winding up or bankruptcy before any authority, pending proceedings for recovery of statutory duties, levies, taxes or any other claim, charge or encumbrance on the property including pending actions relating to insolvency petition appointing a receiver, or writ or an order affecting Immovable Properties made by any court for the purposes of enforcing a judgment or recognizance of any deed of arrangement or arbitration or settlement, if any.
- (4) Any person, in public interest, may bring the fact of government or public ownership of any property to the knowledge of Title Registration Officer and such information shall be treated as an objection.

8. Land titling to be done in prescribed manner

The Title Registration Officer shall carry out the process of preparation of Record of Titles in the prescribed manner.

9. Powers of Title Registration Officer in undisputed cases

The Title Registration Officer shall determine and record the entry of Titleholder of an Immovable Property in the Register of Titles, about which no dispute is subsisting or brought to his notice.

10. Power of Title Registration Officer in disputed cases

- (1) Upon receipt of any information, claim, or dispute, the Title Registration Officer, if satisfied after verification of the documents in support, shall enter it in the Register of Charges and Covenants or, as the case may be, in the Register of Disputes and also make an entry to that effect in Register of Titles and issue a Certificate of Recording of such entry to the concerned and refer the case to the Land Dispute Resolution Officer. Provided that, any dispute which is *sub-judice* before any court, tribunal or any other statutory authority shall not be referred to the Land Dispute Resolution Officer for the purpose of this section.
- (2) If the Title Registration Officer is not satisfied with the claim or objection, he may by an order reject such claim or objection.
- (3) The person aggrieved by the order of rejection, may make an appeal to the Land Dispute Resolution Officer, within a period of ninety days from the date of receipt of such order.

CHAPTER – III COMPLETION OF RECORDS – PUBLICATION OF NOTIFICATION

11. Issue of notification of completion of Record of Titles

When the preparation of Record of Titles for whole or part of the Notified Area has been completed in accordance with section 6 of this Act, the Authority shall issue a notification to that effect in the prescribed manner.

12. Entries to attain conclusiveness

- (1) The entries in Record of Titles so notified under section 11 shall be conclusive after expiry of three years from the date of such notification as and if modified by an order of the Land Dispute Resolution Officer or Land Titling Appellate Tribunal or the High Court or any other competent authority. Such entries shall be conclusive proof, as defined under Indian Evidence Act, 1872, of such Titles in respect of such Immovable Properties.

Provided that the entries in the Register of Titles, in respect of which any dispute is pending, before Land Dispute Resolution Officer or the Land Titling Appellate Tribunal, or the High Court or any other court of law or tribunal or any other competent authority on the date of expiry of the period of three years from the date of such notification shall be conclusive only after and in accordance with final resolution of such dispute.

Provided further that, notwithstanding anything contained in this Act, where it is proved that recording of any right, Title or interest in respect of any Immovable Property is done fraudulently, such recording of rights, Title or interest in such property shall be deemed void *ab-initio*.

13. Objection to entries in Record of Titles

- (1) Any person aggrieved by an entry in the Record of Titles notified under section 11 may file an objection before the Title Registration Officer within three years from the date of such notification.
- (2) Upon the receipt of such objection Title Registration Officer shall make an entry to that effect in Register of Titles and in the Register of Disputes and refer the case to the Land Dispute Resolution Officer.

14. Disposal of objections by Land Dispute Resolution Officer

- (1) Upon a reference made under section 10 by the Title Registration Officer or an appeal made under section 10(3) or on an objection or claim filed in accordance with section 13 or *suo-moto*, the Land Dispute Resolution Officer shall proceed to hear the parties concerned, conduct an enquiry in the prescribed manner and pass an appropriate order.

Provided that when the Land Dispute Resolution Officer takes up the case *suo-moto*, it shall record the reasons and grounds thereof and issue a notice to all the parties concerned before taking up the hearing.

- (2) The Title Registration Officer upon receipt of the order of the Land Dispute Resolution Officer passed under sub-section (1) and after expiry of the period of appeal shall remove, record or modify an entry of Title Holder in the Register of Titles or the Register of Charges and Covenants in accordance with such order and where no appeal is filed, make an entry to that effect in Register of Disputes.

Provided that, in case of frivolous claims or objections, including any claim which is against orders or judgments which have attained finality as per the respective law, Land Dispute Resolution Officer may impose costs in such manner and to such extent as it thinks fit. It may also award compensation to be paid to the affected parties by the person who made such frivolous claims or objections.

15. Appeal before Land Titling Appellate Tribunal

- (1) A party aggrieved with an order of Land Dispute Resolution Officer may file an appeal before the Land Titling Appellate Tribunal constituted for this purpose under Chapter - VI of this Act, within thirty days of passing of such an order.
- (2) On receipt of an appeal under sub-section (1), the Land Titling Appellate Tribunal may, after giving the parties to the appeal, an opportunity of being heard, pass such orders thereon as it thinks fit including an order confirming or modifying or setting aside the order appealed against.

Provided that, in case of a frivolous appeal, Land Titling Appellate Tribunal may impose costs in such manner and to such extent as it may think fit. It may also award compensation to be paid to the affected parties by the person who made such frivolous appeals.

- (3) The Title Registration Officer, upon receipt of the order of the Land Titling Appellate Tribunal passed under sub-section (2) or after expiry of the period of appeal thereon, shall record or modify an entry of Title Holder in the Register of Titles in accordance with such order and where no appeal is filed, make an entry to that effect in Register of Disputes.

16. Appeal to the High Court

Notwithstanding anything contained in any other law for the time being in force -

- (1) A special bench of the High court shall be designated to deal with appeals against the orders passed under the section 15 by the Land Titling Appellate Tribunal.
- (2) A party aggrieved by an order of the Land Titling Appellate Tribunal passed under section 15, may file an appeal before the High Court within thirty days of receipt of such an order or any type of intimation about the order.
- (3) Upon receiving an appeal, the High Court may after hearing the concerned parties, issue an order upholding or annulling or modifying the orders of Land Titling Appellate Tribunal.
- (4) The Title Registration Officer, upon receipt of the order of the High Court shall record, remove or modify an entry of Title Holder in the Register of Titles or in the Register of Charges and Covenants in accordance with such order and update the entry to that effect in the appropriate Register in accordance with such order.

CHAPTER – IV CONSEQUENCES OF NOTIFICATION

17. Consequences of publication of notification of completion of record

Upon notification issued under section 11, no transaction affecting any Immovable Property notified or situated in the Notified Area shall take place except in accordance with the provisions contained in Chapter - VIII of this Act.

18. Compulsory intimation of pre-existing encumbrances, pending or completed actions, etc.

- (1) Upon issue of notification under section 11, it shall be incumbent upon the persons mentioned hereunder to intimate, along with necessary documents to the Title Registration Officer about the pre-existing encumbrances and actions as detailed hereunder, affecting notified properties, within ninety days from the date of notification and also to obtain its Certificate of Recording and, if required, submit the same to the concerned statutory authority or courts —
 - (a) any plaintiff or appellant of any suit, revision or appeal, in relation to any right, Title or interest in a Notified Property, pending on the date of such notification in any court, shall intimate about such suit, revision or appeal and after obtaining Certificate of Recording, file it before the court or tribunal;

- (b) every public authority competent to impose any restriction or prohibition on any property under any law, shall intimate the fact of any notification or order issued imposing such restriction or prohibition which is in force on the date of notification under section 11;
- (c) any officer of the Government competent to pass an order of land acquisition, Alienation, assignment, Grant, regularization of occupation, etc., or undertake a transaction like sale or lease, shall intimate the fact of such order passed, or transaction undertaken;
- (d) any financial institution including banks or other bodies or individuals holding equitable mortgage, shall intimate the fact of such equitable mortgage subsisting on the date of notification;
- (e) any party in whose favour any charge or lien is created, including charges registered under the Companies Act, 2013 shall intimate all the charges and liens which are in force as on the date of notification;
- (f) any petitioner shall intimate, about all the pending actions as on the date of notification, like appointment of receiver in any insolvency petition, or writ or an order made by any court for enforcing a judgment or recognizance of any deed of arrangement or arbitration or settlement;
- (g) any interested party, shall intimate about all the powers of attorney and Development Agreement which are in force authorizing to sell or develop or construct any Notified Property;
- (h) any party to the document, shall intimate about the document pertaining to any right, Title or interest relating to or affecting any Notified Property.

Provided that, the above intimation is not necessary, if any of the above pre-existing encumbrances, pending or completed actions are already reflected in the Record of Titles notified under section 11.

19. Effect of non-intimation of existing issues

- (1) Failure to intimate any claim, restriction or dispute which is not appearing in Record of Titles within the period of ninety days from the date of notification under section 11 and to obtain the Certificate of Recording of such claim or dispute and if required, to submit the same to the concerned statutory authority or court shall result in the following

consequences, as the case may be, till such Certificate of Recording of claim or dispute is produced :—

- (a) pending actions in any courts, statutory authorities, tribunals being put on hold,
- (b) restrictions imposed by any competent authority becoming inoperative,
- (c) government transactions like transfers, etc., becoming inoperative,
- (d) mortgages, charges and liens becoming unenforceable,
- (e) execution of any order, decree, award of any court or authority or tribunal being put on hold,
- (f) any Other Rights over the property including power of attorney becoming unenforceable.

20. Compulsory intimation of encumbrances, actions initiated, etc., after notification under section 11

- (1) After the date of issue of the notification under section 11, it shall be incumbent upon any person mentioned hereunder to intimate, along with necessary documents, Title Registration Officer about the encumbrances and actions as detailed hereunder, affecting notified properties within 30(thirty) days from the date of such encumbrance or action and also to obtain its Certificate of Recording and, if required, submit the same to the concerned statutory authority or courts within 7 (seven) days of obtaining such certificate —
 - (a) the plaintiff or appellant, filing of any suit, revision or appeal in any court or tribunals, shall intimate about such filing and file its Certificate of Recording before the court or tribunal within 7 (seven) days of obtaining such certificate;
 - (b) the decree holder or plaintiff or appellant or any other interested person, shall intimate about decree, judgment or order resolving dispute recorded in Register of Disputes, and file its Certificate of Recording before the court or tribunal within 7 (seven) days of obtaining such certificate;
 - (c) every public authority competent to impose or remove any restriction or prohibition on any property under any law, shall intimate the fact of any notification or order issued imposing or removing any restriction or prohibition ;
 - (d) any officer of the Government competent to -
 - (i) pass an order of land acquisition, Alienation, assignment, partition, Grant, shall intimate regularization of occupation, etc., or the revocation thereof;

- (ii) undertake a transaction like sale or lease or cancelation thereof affecting notified properties, shall intimate the fact of passing of such order or undertaking of such transaction;
- (e) the competent planning authority, shall intimate about any approval or modification of plans or layouts approving or modifying different uses;
- (f) the competent planning authority approving the development plan or regional plan, shall intimate about any plan or reservation;
- (g) any person, bank or any financial institution creating equitable mortgage or extinguishing any equitable mortgage which is recorded in the Register of Charges and Covenants, shall intimate the fact of such creation or extinction;
- (h) any person, bank or any financial institution creating or satisfying any charge or lien including a charge under the Companies Act, 2013 shall intimate about the fact of such creation or satisfaction;
- (i) the petitioner concerned, shall intimate about all actions relating to appointment or removal of a receiver in any insolvency petition, or writ or an order affecting Immovable Properties made by any court for the purposes of enforcing a judgment or recognizance of any deed of arrangement, arbitration, settlement, merger-demerger, failing which it will be rendered unenforceable;
- (j) the petitioner or administrator concerned, shall intimate about probates and letters of administration;
- (k) any competent officer or authority under any Recovery Act, shall intimate about sale certificate issued by him;
- (l) an owner of a property shall intimate about further constructions, extensions and improvements on or to the property.

21. Effects of non-intimation of encumbrances, actions initiated, etc. after notification under section 11

- (1) Notwithstanding anything contained in any other law for the time being in force —
 - (a) initiation of proceedings in any suit, revision or appeal,
 - (b) initiation of actions in any courts, statutory authorities or tribunals,
 - (c) restriction imposed or its removal by any competent authority,
 - (d) orders of transactions undertaken by an officer of the Government competent to do the same,
 - (e) approval or modification of plans or layouts,

- (f) implementation of the development plan or regional plan,
- (g) creation or relinquishment of equitable mortgages,
- (h) creation or satisfaction of charge or lien,
- (i) execution of any order, decree, award of or order relating to appointment of receiver by any court or authority or tribunal,
- (j) implementation of probates and letters of administration,
- (k) effect of the sale certificate,
- (l) effect of the leave and licenses,

can occur or come into force only on intimating, as detailed in section 20, within the period specified therein and obtaining the Certificate of Recording thereof and if required, submitting the same to the concerned statutory authority or courts.

22. Issue of Certificate of Recording

Upon receipt of information under sections 18 and 20, the Title Registration Officer concerned shall enter the details in prescribed manner in the Register of Charges and Covenants, make a mention in the Register of Titles about it, and issue a Certificate of Recording.

23. Procedure for entry of succession in the Register of Titles

- (1) In case of death of an individual whose name is entered as Title Holder in the Register of Titles, charge-holder in the Register of Charges and Covenants, or disputing party in the Register of Disputes, as the case may be, the legal heirs of such deceased shall file an application in the prescribed manner to the Title Registration Officer concerned for Grant of succession and for replacing the name of the deceased with their names in the aforesaid Registers.
- (2) The concerned Title Registration Officer upon receipt of an application under sub-section (1) shall issue a public notice in the prescribed manner calling for claims and objections and after conducting such enquiry as may be prescribed, pass an order granting or refusing to Grant succession in favour of any individual or individuals.
- (3) Appeal against an order of the Title Registration Officer concerned under sub-section (2) shall lie to an appellate authority as notified by the Government, within thirty days of passing of the order.

- (4) Upon granting of succession under sub-section (2), the Title Registration Officer concerned shall proceed to replace the entries in the relevant Registers after expiry of the appeal period.

CHAPTER – V LAND AUTHORITY

24. [Name of the State] Land Authority

The [Name of the State] Land Authority shall be a body corporate by the name aforesaid, having perpetual succession and a common seal, with powers, subject to the provisions of this Act, to acquire, hold and dispose of property, both movable and immovable, and to contract, and by the said name, sue or be sued.

25. Jurisdiction and offices

- (1) The head office of the Authority shall be at such place as the Government may notify.
- (2) The Authority may establish offices at such other places as may be necessary within or outside the State of [Name of the State].
- (3) The jurisdiction of the Authority shall extend to the areas as notified under section 3 of this Act.

26. Composition of the Authority

- (1) The Authority shall consist of a chairperson, the Commissioner Land Titling, and three other members, to be appointed by the Government.
 - (a) The chairperson shall be appointed by the Government from amongst the serving or retired officers of the Indian Administrative Service not below the rank of Chief Secretary or Special Chief Secretary or Principal Secretary to the Government or non-government experts from the fields such as law, land administration, registration, survey & settlement, and management of land records.
 - (b) The chairperson shall hold office for such term as the Government may provide, but not exceeding 3 three years and shall be eligible for reappointment not more than once.

Provided that no person shall hold office after he/she has attained the age of sixty-five years.

- (c) The Government may, by order, remove the chairperson from his office, if such:
- (i) chairperson is, or at any time has been, adjudged as an insolvent; or
 - (ii) chairperson has been convicted of an offence which, in the opinion of the Government, involves moral turpitude; or has so abused his position as to render his continuance in office prejudicial to the public interest.
- (d) The remuneration, other terms and conditions of service, of the chairperson shall be such as may be decided by the Government.
- (2) Members of the Authority will be nominated from among the retired or serving officers in the Government not below the rank of the Joint Secretary to the Government dealing with the subjects such as law, land administration, registration, survey and settlement and management of land records or non-Government experts of the above-mentioned subjects.
- (3) (a) The Commissioner Land Titling will be a full time functionary appointed by the Government for a term of three years from amongst the retired or serving officers of Indian Administrative Services, not below the rank of Secretary to the Government or non-government experts from the fields such as law, land administration, registration, survey and settlement and management of land records.
- (b) The Commissioner Land Titling will be the chief executive of the Authority and responsible for all correspondence on behalf of the Authority.
- (4) Any vacancy in the office of the chairperson or the Commissioner Land Titling shall be filled by the Government, as soon as may be and in any case within ninety days from the occurrence of the vacancy other than a casual vacancy.
- (5) Powers and responsibilities of the chairperson, the Commissioner Land Titling, and members shall be as prescribed.

27. Offices of the Authority

The Authority may set up administrative and supervisory offices required for its proper functioning.

28. Officers and other employees

The Authority may appoint such officers and other employees, as may be necessary and stipulate terms and conditions of their service and entrust them with such powers and responsibilities as deemed necessary.

29. Finances

- (1) The Authority may prescribe, levy and collect a fee for any of the services rendered, documents issued, licenses granted or information provided by it or by any of its officers. A table of such fees prescribed from time to time will be published and sent in all the concerned offices of the Authority.
- (2) The Authority may receive aid or grants, donations, contributions, gifts and endowments from any government or body.
- (3) The Authority may receive an interest on its deposits and returns from its investments. All these receipts shall be applied towards the expenditure of the Authority.

30. Collection of Duties, Taxes and Fees, etc.

The Authority may collect any duty, tax, and fee or levy for or on behalf of any Government or local body and remit it to such Government, local body after deducting, a fee or collection charge as ordered by the Government, for services rendered in such collection.

31. Budget and Accounts

- (1) A budget shall be prepared in such form and at such time in a financial year as stipulated for the next financial year showing the estimated receipts including grants and expenditure which shall be approved by the Authority. All the expenditure will be in accordance with this budget. The Authority may make special provisions for any contingencies.
- (2) All incomes and expenditure of the Authority shall be accounted for on continuous basis in the double entry book keeping system. The books shall be closed at the end of the financial year and will be audited by an auditor appointed by the Authority.

Provided that the auditors for the financial year will be appointed by the Authority before the close of such financial year.

Provided further that the accounts and funds of the Authority will be subject to audit by the Comptroller & Auditor General of India.

- (3) The Authority shall prepare, approve and put in place a suitable system of internal auditing.

32. Furnishing of reports

- (1) The Authority shall prepare once in every year, in such form and at such time as may be stipulated, an annual report giving a true and full account of its activities during the previous year and copies of the report shall be forwarded to the State Government.
- (2) A copy of the report received under sub-section (1) shall be laid, as soon as may be, before the State Legislature.

33. Acts of Authority not to be called in question

No act done by the Authority shall be called into question on the ground only of any defect in the constitution of, or the existence of any vacancy in the Authority.

CHAPTER – VI
TITLE REGISTRATION OFFICER, LAND DISPUTE RESOLUTION OFFICER
AND LAND TITLING APPELLATE TRIBUNAL

34. Powers to summon

- (1) The Title Registration Officer, Land Dispute Resolution Officer and Land Titling Appellate Tribunal appointed under this Act for the purpose of holding an enquiry in the process of preparation and updating of Registers under this Act, will have the same powers as are vested in a civil court under the Code of Civil Procedure, 1908 when hearing an objection or dispute in respect of the following matters namely:-
- (a) Summoning and enforcing the attendance of applicants, witness and examining him and taking evidence on oath and compelling discovery and production of documents and material objects;
- (b) Requiring the discovery and production of documents;
- (c) Receiving evidence on affidavits;
- (d) Issuing commissions for the examination of witnesses of documents;
- (e) Subject to the provisions of sections 123 and 124 of the Indian Evidence Act, 1872, requisitioning any public record or document or copy of such record or document from any office;

- (f) Any other matter, which may be prescribed.
- (2) The Title Registration Officer may inspect or summon the production of any of the following documents or records or registers in respect of Immovable Property within the Notified Area, during the process of holding any enquiry before ordering any entry in the Registers:
- (a) revenue records including Survey records,
 - (b) registration documents,
 - (c) records maintained under the [Name of the State] Rights in Land and Pattadar Passbook Act, (year to be filled),
 - (d) records of government grants,
 - (e) records of Gram Panchayat (revision register, assessment or demand register),
 - (f) records of Municipality or Municipal Corporation (assessment or construction, permission registers),
 - (g) records of Sub-Registrars or District Registrars of Registration & Stamps department,
 - (h) registers and records of other government departments or local bodies or corporations or courts or other quasi-government organizations,
 - (i) such other documents or records or registers that may be required by the Authority.

35. Land Dispute Resolution Officer

- (1) The Authority may appoint and notify one or more retired or serving officers not below the rank of Joint Collector of a District as Land Dispute Resolution Officer to dispose-off objections filed under sub-section (1) of section 13 of the Act.
- (2) The officer so appointed shall, exercise the powers and perform the duties of the Land Dispute Resolution Officer within such local limits and for such period of time as Authority may direct.

36. Land Titling Appellate Tribunal

- (1) The Authority shall establish one or more Land Titling Appellate Tribunals to hear the appeals filed under section 15 of the Act for the Notified Areas. The Land Titling Appellate Tribunal will be presided over by serving or retired judicial officer in the rank of District Judge and shall consist of another administrative member not below the rank of an Additional Collector.

- (2) The Land Titling Appellate Tribunal so appointed shall exercise the powers and perform the duties of the Land Titling Appellate Tribunal within such local limits, for such period of time as Authority may notify.
- (3) The chairperson and member of Land Titling Appellate Tribunal shall hold office for a term of three years from the date on which they enter into office or until they attain the age of sixty-five years, whichever is earlier.
- (4) The salaries, allowances and other terms and conditions of the chairperson and member shall be as ordered by the Government.

37. Proceeding of Land Dispute Resolution Officer and Land Titling Appellate Tribunal

- (1) The Land Dispute Resolution Officer and the Land Titling Appellate Tribunal shall not be bound by the procedure laid down by the Code of Civil Procedure, 1908, (Act 5 of 1908) but shall be guided by the principles of natural justice.

Subject to the provisions of this Act and Rules, the Land Dispute Resolution Officer and the Land Titling Appellate Tribunal regulate its procedure, including duration of oral hearings, when granted, and times of its inquiry, as may be prescribed.

- (2) All proceedings before the Land Dispute Resolution Officer and Land Titling Appellate Tribunal shall be deemed to be judicial proceedings, within the meaning of sections 193 and 228, and for the purpose of section 196 of the Indian Penal Code, 1860 and shall be deemed to be a civil court for the purposes of section 195 and Chapter XXVI of the Code of Criminal Procedure, 1973.

38. Bar of jurisdiction of civil courts

No civil court shall have jurisdiction to entertain any proceedings in respect of any matter, which any Title Registration Officer appointed, Land Dispute Resolution Officer and Land Titling Appellate Tribunal established under this Act, are empowered by or under this Act to determine.

CHAPTER-VII REGISTERS

39. Register of Titles

- (1) There shall be maintained by the Title Registration Officer or any other officer authorized by the Authority in this behalf, a Register of Titles which shall contain in respect of each of Immovable Property, the following particulars:
 - (a) unique identification number of the property;
 - (b) area or extent of the property with particulars of the built-up area, thereon if any;
 - (c) names of all the persons who are owners or Title Holders with their respective extent of ownership;
 - (d) details of transfers of property including transfers due to succession;
 - (e) information, if any, on covenants or charges standing against the property;
 - (f) information, if any, on pending disputes about the property;
 - (g) such other particulars as may be prescribed.
- (2) Notwithstanding anything contained in the Registration Act, 1908 the Register of Titles shall contain the records of all Immovable Properties in Notified Areas of the State of [Name of the State] including -
 - (a) existing Title of Government over Immovable Properties;
 - (b) Titles of Immovable Properties acquired by the State or the Central Government, after the commencement of this Act;
 - (c) Titles of Immovable Properties vested in local bodies.

40. Register of Disputes

- (1) There shall be maintained a Register of Disputes by the Title Registration Officer or any other officer authorized in this behalf by the Authority which shall contain:
 - (a) details of all the cases referred to the Land Dispute Resolution Officer under section 10, or taken up *suo-moto*,
 - (b) details of objections or appeals filed under sections 13,15 and 16,
 - (c) details of all the suits and appeals intimated under section 18,
 - (d) such other particulars as may be prescribed
- (2) The Register of Disputes shall comprise of:
 - (a) details of the parties involved in the dispute,

- (b) details of the forum where such dispute is pending,
- (c) details of attachments of property under court decrees, injunctions and orders of any court or tribunal or statutory authority, and
- (d) other particulars as prescribed in this regard.

41. Register of Charges and Covenants

- (1) There shall be a Register of Charges and Covenants maintained by the Title Registration Officer or any other officer duly authorized by the Authority in this behalf, in respect of all the Immovable Properties located in the Notified Areas, which shall contain the following particulars:
 - (a) covenants and charges against any Immovable Property, ordered under section 10 of this Act,
 - (b) intimation given to the Authority under sections 18 and 20,
 - (c) particulars of all statutory charges including charges under Companies Act, 2013 as intimated to the Authority under sections 18 and 20,
 - (d) special rights, covenants, or easements created by any parties at the time of transfer, succession, partition or lease etc.,
 - (e) release of mortgage rights or charges,
 - (f) such other particulars as may be prescribed.
- (2) The Register of Charges and Covenants shall contain the following particulars:
 - (a) the date of creation of the charge,
 - (b) the immovable property to which the charge pertains,
 - (c) the amount secured by the charge,
 - (d) short particulars of the charge,
 - (e) the person/s in whose favour the charge has been created,
 - (f) details of release of charge,
 - (g) such other particulars as may be prescribed by the Rules.

42. Maintenance of Registers

The Register of Titles, Register of Disputes, and Register of Charges and Covenants shall be maintained and updated in such manner and in such format as may be prescribed.

43. Updating of entries in Registers

The Title Registration Officer concerned or any other officer authorized in this behalf by the Authority, may add or delete or change, alter, amend, modify and update any entry in respect of any Immovable Property in the Register of Titles, Register of Disputes, Register of Covenants & Charges in such manner as may be prescribed.

44. Rectification of entries in Registers

- (1) A person aggrieved by any clerical error, such as spelling mistake, error in recording the address, or any typographical mistakes, or any other error apparent on the face of record, in the Registers may file an application for its correction with the Title Registration Officer, within three months of occurrence of such error.
- (2) The Title Registration Officer concerned, after such inquiry as may be prescribed shall pass appropriate order, after duly recording the reasons thereof.

45. Registers to be electronic

All registers to be maintained by the Authority shall be maintained in electronic form or any other form as prescribed, in the manner and subject to safeguards, as may be prescribed by the Authority in this regard.

46. Proof of Title

Any Title recorded in the Record of Titles in accordance with the provisions of this Act shall be considered as proof of the Title of the Titleholder subject to the entries in the Register of Charges and Covenants and in the Register of Disputes.

CHAPTER-VIII REGISTRATION PROCESS

47. Powers under the Indian Stamp Act, 1899

- (1) For the purposes of this Act, the Authority shall exercise the powers of Chief Controlling Revenue Authority under the Indian Stamp Act, 1899, [Name of the State] Stamp Act, and the [Name of the State] Revenue Code.

- (2) Authority may for the purposes of discharging functions and exercising powers under Indian Stamp Act, 1899, notify one or more of its officers as Collector for the different provisions of that Act.

48. Application for Transactions

- (1) Notwithstanding anything contained in Transfer of Property Act, 1882, the Registration Act, 1908, and any other law for the time being in force, all owners or Title Holders or claimants of Immovable Property located in a Notified Area shall file the Application for Transactions in such manner as may be prescribed in respect of all agreements, acts or transactions relating to such Immovable Property including the transactions detailed hereunder:
- (a) any act which purports or operates to create, declare, assign, limit or extinguish, whether in present or in future, any right, Title or interest, whether vested or contingent, in Immovable Property;
 - (b) the creation, declaration, assignment, limitation or extinction of any right, Title or interest effected through the receipt or payment of any consideration;
 - (c) sale;
 - (d) gift;
 - (e) creation of charge by way of any kind of mortgage excluding equitable mortgage, and release of such charge;
 - (f) lease of Immovable Property, or reserving a yearly rent, or periodic premiums and their cancellation/surrender;
 - (g) transfer or assignment of any decree or order of a court or any award when such decree, order or award purports or operates to create, declare, assign, limit or extinguish, whether in present or in future, any right, Title or interest, whether vested or contingent, to or in Immovable Property;
 - (h) any decree, order or award passed by a civil court, including any decree, order or award passed, on consent of the defendants or on circumstantial evidence;
 - (i) any rectification of Title done by the Title Registration Officer, Land Dispute Resolution Officer or Land Titling Appellate Tribunal;
 - (j) easementary right, Appurtenant Rights, Terrace Rights;
 - (k) sale, construction, or Development Agreements relating to Immovable Property;
 - (l) powers of attorney relating to Immovable Property authorizing the agent to sell or construct or develop such Immovable Property;

- (m) agreements cum-general power of attorney relating to Immovable Property;
 - (n) all mergers, amalgamations, and demergers of companies involving Immovable Property;
 - (o) contracts, by whatever name called, to transfer for consideration, any Immovable Property for the purpose of section 53-A of the Transfer of Property Act, 1882, including an agreement to sell;
 - (p) partition;
 - (q) family settlement;
 - (r) all transfers of Immovable Property after dissolution of partnership firms, including limited liability partnership;
 - (s) any testament (Will) affecting the rights in an Immovable Property, if the testator is deceased,
Provided that a testator may file an application detailing the contents of the testament (Will) if he wants to do so;
 - (t) Any other transaction with regard to Immovable Property.
- (2) Notwithstanding anything contained in the Indian Stamp Act, 1899 or any other law for the time being in force, an Application for Transaction made in accordance with Chapter-VIII of this Act shall be considered to be an 'instrument' under the Indian Stamp Act, 1899 for the purposes of levy of stamp duty under that Act.

49. Presentation of Application for Transaction

- (1) The Application for Transaction along with all prescribed forms and documents relating to the act or transaction on Immovable Property shall be presented to the Title Registration Officer concerned:
- (a) by a person executing such transaction or claiming such transaction pursuant to a decree or order issued by a competent court or tribunal or competent legal authority, or;
 - (b) By the agent of such person or representative or assign duly authorized by a power of attorney.

Explanation: For the purpose of this Act, a power of attorney duly executed in accordance with the Power of Attorney Act, 1882 and registered under this Act in the prescribed manner shall constitute due authorization to undertake all acts required by this Act, on behalf of the person executing the power of attorney.

- (2) The Title Registration Officer may, at his discretion accept the Application for Transaction at the private residence or hospital or jail from a person who is unable to attend the office, after recording the reasons thereof in writing in the manner prescribed.

50. Process of recording transaction

- (1) Upon receipt of an Application for Transaction presented under section 49, the Title Registration Officer shall thereupon:
- (a) enquire and satisfy himself whether or not such transaction is executed by the persons by whom it purports to have been executed.
 - (b) satisfy himself -
 - (i) as regards the identity of the applicants through the personal identification records or in any other manner as may be prescribed by the Authority;
 - (ii) that the transaction is not in violation of any enactment in force;
 - (iii) the Application for Transaction is in prescribed form and contains all the required information;
 - (iv) that the subject property under the transaction is duly described in its entirety by the distinct identification number assigned by the Authority under section 6(1) of this Act.
- (2) Upon satisfying himself in accordance with sub-section (1), the Title Registration Officer shall proceed to verify and satisfy himself whether any stamp duty, transfer duty and any other applicable duty or fee is paid in respect of the transaction and collect the differential, if any. Thereafter, he shall affect the transfer of Title or record the transaction on Title as the case may be, in the relevant Registers, in the manner prescribed.
- (3) The Title Registration Officer shall not record the transaction if he is not satisfied in respect of any of the conditions mentioned in sub-section (1).
- (4) The Title Registration Officer shall complete the registration under sub-sections (1), (2) or (3) within the time limit as prescribed.

51. Reasons for refusal to be recorded in writing

- (1) Every Title Registration Officer refusing to record a transaction shall make an order to that effect duly recording the reasons thereof and give a copy thereof to the applicant, within three days from the date of presentation under section 49.

- (2) An appeal shall lie against an order of a Title Registration Officer under sub-section (1) above to an appellate officer as designated by the State Government within fifteen days from the date of the order.
- (3) Every appellate officer after hearing the parties concerned shall pass an order accepting or rejecting the appeal.
- (4) An appeal shall lie against an order of the appellate officer under sub-section (3) to an appellate authority as designated by the Government within thirty days from the date of the order.
- (5) If the order of the appellate officer or appellate authority, as the case may be, directs the transaction to be registered and the Application for Transaction is duly filed for registration within fifteen days of the making of such order, the Title Registration Officer shall obey the same and such registration shall take effect as if the Application for Transaction had been registered when it was first duly submitted for registration.

52. Power of the Title Registration Officer

- (1) The Title Registration Officer shall have the power to summon any person, who the Title Registration Officer believes has information relevant to the transaction to give statements or deliver any relevant document as may be necessary for registration under this Act.
- (2) The Title Registration Officer may for the purpose of any enquiry summon and enforce the attendance of witness and compel them to give evidence, as if he were a civil court and he may also direct by whom the whole or any part of the costs of any such enquiry shall be paid, and such costs shall be recoverable as if they had been awarded in a suit under the Code of Code of Civil Procedure, 1908.

53. Effect of entries in the Registers

An entry made in the Register of Titles or Register of Charges and Covenants in pursuance of an Application for Transaction has effect for transfer of Title or recording of transaction from the time of making or filing such an application before the Title Registration Officer.

54. Effect of non-compliance of requirement

No transaction or act relating to Immovable Property required to be recorded under this Act or reported to the Authority under this Act shall be effective and received as evidence of a

transaction relating to such property unless it has been recorded upon receipt of information by the Authority under provisions of this Act.

Explanation: If the requirement of recording under this Act is not complied with, the agreement, transfer, Grant or creation of right or interest becomes void.

CHAPTER – IX ELECTRONIC TRANSACTION

55. Transfers to be in electronic form

Notwithstanding anything contained in any law for the time being in force, the Authority may, by notification in this regard, appoint a date from which, all rights or interests relating to Immovable Property in any or all of the Notified Areas shall be executed only in the electronic format in the manner prescribed.

56. Compulsory use of biometric identification

The Authority may, by notification from time to time in this regard, appoint a date from which it shall provide compulsory use of one or more than one particular personal identification system such as biometric authentication, Iris diagram or finger-print, or any other such method for establishing the identity of any person, for the purpose of any transaction or transfer of any Immovable Property recorded in the Register of Titles.

57. Evidentiary value of electronic records

Notwithstanding anything contained in any other law for the time being in force, sections 3, 17, 22A, 34, 35, 39, 47A, 59, 65B, 73A, 81A, 85A, 85B, 85C, 88A and 90A, of the Indian Evidence Act, 1872 shall be applicable to all electronic records under this Act.

58. Access to Registers

- (1) All information in the Registers shall be a matter of public record open to inspection as may be prescribed.
- (2) Any interested person may approach the Title Registration Officer for an extract of any information contained in the Registers maintained under this Act, and all such extracts and copies shall be issued under the seal of the Title Registration Officer or any officer

authorized in this behalf by the Authority, on payment of such fees as may be prescribed.

Provided that whenever an extract of Record of Title is issued, it should contain information as in Register of Titles, Register of Disputes, Register of Charges and Covenants related to the particular property or entry, at the time of issue of such extract.

- (3) A copy or extract from the Registers, given by the Authority or any officer authorized in this behalf, under its seal, shall be admissible as evidence, for the purpose of proving the entries relating to the Immovable Property comprised in the extract.

59. Indemnification of entries

The State Government may, by notification in this regard, introduce a system of indemnifying the entries in the records of the Authority, from such date and for such area as notified.

Provided that the system of indemnifying shall in the manner as may be prescribed.

60. Powers to appoint licensees

The Authority may, by notification in this regard, appoint an individual or a body as its licensee, representative or agent to carry out any part of its duties and responsibilities on such payment, terms & conditions as it may consider necessary.

61. Levy of fee for information

The Authority may permit use or dissemination of any information contained in its records in its original form or in modified form, by any individual or a body on payment of such fees or levy as it may consider necessary.

CHAPTER – X MISCELLANEOUS

62. Penalties

- (1) Any person responsible for providing any information under this Act shall be liable for such penalty for failure to furnish the information within the period specified, as may be prescribed.

- (2) In case of willful concealment of information or deliberate furnishing of false information to any officer or tribunal established under this Act, the person or persons responsible shall be punishable with imprisonment for a term which may extend up to three years or with fine of Rupees Fifty Thousand or both.
- (3) If any officer or employee appointed by the Authority, charged with any responsibility under this Act, discharges it in a manner which he knows or believes to be incorrect, intending thereby to cause or knowing it to be likely that he may thereby cause injury, as defined in the Indian Penal Code to any person, shall be punishable with imprisonment for a term which may extend to one year or with fine of Rupees Fifty Thousand or both.

Provided that, no action shall be initiated under sub-section (3) except with the prior sanction of the Authority.

63. Removal of difficulties

- (1) If any difficulty arises in giving effect to the provisions of this Act, the State Government may, by notification make such provisions not inconsistent with the provisions of this Act as appear to it, to be necessary or expedient for removal of difficulties.
- (2) Every notification issued under this section shall be made available, as soon as may be after it is made, before the State Legislature.

64. Immunity for acts done in good faith

No legal proceedings or any other claim or action, shall lie against any person for anything done in good faith under this Act or the Rules and regulations made there under.

65. Power of the State Government to make Rules

- (1) The State Government may, by notification in the official gazette, make rules and regulations to carry out the provisions of this Act.
Provided that the State Government may delegate the power to make rules and regulations to the Authority.
- (2) In particular, and without prejudice to the generality of the foregoing powers, such Rules and regulations may provide for the:

- (a) manner of preparation, compilation, maintenance and amendment of the Registers, and prescribing the forms in which they are to be compiled or maintained, the places at which, and the officer by whom Registers have to be maintained, and the officer by whom the said entries are to be verified and amended;
 - (b) maintenance of other records, registers, accounts, maps and plans for the purpose of this Act and the manner and forms in which they shall be prepared and maintained;
 - (c) inspection of the records, registers and documents maintained under this Act and the fees for the grant of copies thereof or extracts therefrom;
 - (d) procedure to be followed in making enquiries and hearing of appeals under this Act;
 - (e) manner of transferring Immovable Property and any rights contained therein;
 - (f) procedure for appointment of various officers under this Act;
 - (g) salaries and terms of appointment of various officers under this Act;
 - (h) method of inquiry by the Title Registration Officer before making entries in the Register of Titles;
 - (i) hearing of objections and public hearing;
 - (j) publication of notices;
 - (k) method for obtaining and filing of a Certificate of Recording of a dispute;
 - (l) issuance of notices;
 - (m) use of biometric authentication or any other identification;
 - (n) recording of charges, easementary rights and such Other Rights on the Immovable Property;
 - (o) prescribing fines, penalties and other actions to implement the provisions of this Act;
 - (p) prescribing the fees for the services rendered, documents issued, licenses granted or information provided by the Authority ;
 - (q) any other matter necessary for implementing the provisions of Act.
- (3) All rules and regulations made by the State Government under this section and any orders relating to delegation of power to the Authority shall be laid, as soon as may be after it is made, before the State Legislature.

66. Powers of Authority to delegate & issue executive instructions

- (1) The Authority may delegate any of its powers to any of its members or officers.

- (2) The Authority may issue executive instructions in furtherance of various provisions of this Act and Rules made thereunder in order to achieve the aims and objectives of this Act, so long as they are not inconsistent with such provisions.

67. Amendment of relevant laws

All the laws mentioned in the schedule shall stand amended as mentioned in the schedule, insofar as their applicability to the areas and properties notified under this Act.

68. Savings

- (1) For the removal of doubts, it is hereby stated that, in case of any inconsistency between the provisions of this Act and any other Act, the provisions of this Act shall prevail.
- (2) Notwithstanding anything contained in sub-section (1) -
- (a) all directives issued, before the commencement of this Act, by the Government under the enactments specified in the schedule shall continue to apply for the period for which such directions were issued by the State Government.
 - (b) the provisions of the enactments specified in the Schedule, not inconsistent with the provisions of this Act, shall apply to the State of [Name of the State].

SCHEDULE
PART I
Amendments to the Indian Stamp Act, 1899

- (1) Section 2, sub-clause 12 shall be substituted with:
- (a) Section 2 (12)- 'Executed' and 'execution' used with reference to instruments, mean 'signed' and 'signature'.
The terms 'signed' and 'signature' also include an electronic record which can be attributed to the originator.
- (2) Section 2, sub-clause 14 shall be substituted with:
- (a) Section 2 (14) –‘Instrument includes every document by which any right or liability is, or purports to be created, transferred, limited, extended. extinguished or recorded. The term document also includes any electronic record, meaning data record or data generated, image or sound stored, received or sent in an electronic form or microfilm or computer-generated microfiche or any other mode of electronic/digital data storage.’

The relevant corresponding provisions of the [Name of the State] Stamp Act may be amended in consonance with this schedule.

PART II
Amendments to the Surveys and Boundaries Act, 1923 (in whichever State it is necessary)

- (1) After Chapter III, the following chapter shall be inserted -

‘Chapter IIIA: Survey of all Immovable Properties in the [Name of the State]

1. Section 21A. Power to survey buildings and flats

The State Land Authority shall direct the survey of all Immovable Property, portions and boundaries thereof in the [Name of the State]. The [Name of the State]Land Authority may duly publish a notification in the official gazette designating appropriate persons in this regard.

Notwithstanding the generality of the sub-section (1), the officer or Authority to whom the power is delegated under sub-section (1), shall direct the survey of all buildings, flats and individual households and such other portions of Immovable Property, in the manner prescribed.

2. Section 21B. Assigning unique identification number

Immovable property surveyed under this Act, shall be identified by the unique identification number, prescribed by the [Name of the State] Land Authority under the [Name of the State] Land Titling Act (year to be inserted).’



NITI Aayog

[NAME OF THE STATE] LAND TITLING RULES, 20**

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1. Short Title and Commencement

- (1) These rules may be called the [Name of the State] Land Titling Rules, 20**.
- (2) They shall come into force from the date of their publication in the official gazette.

2. Definitions

- (1) All the words and expressions with their grammatical variations in these Rules shall, unless the context otherwise requires, be construed to have the same meaning ascribed thereto herein, or as in the [Name of State] Land Titling Act, 20**(Act No. – of –) hereinafter referred to as ‘the Act’ in these Rules.
- (2) ‘Form’ means the form prescribed under these Rules.
- (3) ‘Publication of Notification’ means:
 - (a) publication in the district gazette;
 - (b) publication in at least twonewspapers, having wide circulation in the relevant local area, one of such newspapers being in the language predominantly spoken in the area;
 - (c) hosting on the official website of the Authority providing free access for viewing and downloading its contents;
 - (d) affixing on the notice boards of the offices of the Title Registration Officer, Tahsildar and District Collector or Collector or Deputy Commissioner having jurisdiction over the relevant local area;
 - (e) affixing on the notice boards of the office of the local Gram Panchayator the Municipality or the Municipal Corporation as the case may be and the village level Revenue office (*chavadi*) and if there is no such Revenue office, any other prominent public place in the village.
Provided that the last of the dates of such publication and the giving of such public notice, being hereinafter referred to as the date of the publication of the notification.
- (4) ‘Registered Document’ means a document registered under the Registration Act, 1908.

3. Manner of recording particulars of the Registers

- (1) Register of Titles shall be prepared and maintained in Form-I of these Rules.
- (2) Register of Disputes shall be prepared and maintained in Form-II of these Rules.

- (3) Register of Charges & Covenants shall be prepared and maintained in Form-III of these Rules.

Provided that the Authority may direct any other information or particulars to be recorded in these Registers.

- (4) These Registers will be maintained village-wise or where there is no village, for every smallest unit of keeping the land Records.

4. Publication of Notification issued under Section 7(1) of the Act

- (1) Notification under Section 7(1) of the Act shall be published in Form-IV of these Rules along with a draft list of all Immovable Properties in Form-V of these Rules.
- (2) A record of such Publication of Notification shall be maintained and preserved by the Title Registration Officer for future reference.

5. Manner of filing claim under Section 7(3) of the Act

- (1) A claim under Section 7(3) of the Act shall be filed in Form-VI (Part 1) of these Rules, before the Title Registration Officer or any other officer authorized by him in this behalf at the place and within the time period mentioned in the relevant columns in that Form.

Provided that the time prescribed for filing claim shall be not less than fifteen days from the date of Publication of Notification under Rule 4.

- (2) The claim shall be filed for each property separately and shall be accompanied by the copies of all the relevant documents in support of the claim.
- (3) Acknowledgement for filing of a claim shall be issued in of the Form-VI (Part 2) of these Rules.
- (4) A register in Form-VII of these Rules shall be prepared wherein particulars of all the claims received will be entered.

Provided that this register can be maintained in electronic form.

6. Manner of enquiry by Title Registration Officer under Section 23 of the Act

- (1) On the date specified, the Title Registration Officer shall hold an enquiry in the relevant village itself, as far as practicable. However, the enquiry may be held at any other

convenient place after due intimation to the persons affected. During the enquiry the Title Registration Officer shall be empowered to:

- (a) receive further documents in support of claims that may be submitted to him,
 - (b) hear any oral representations made in respect of any claim and make a summary record of such representation, and
 - (c) examine any relevant register, Record or account maintained in respect of the Immovable Property by any lawful authority.
- (2) The Title Registration Officer holding an enquiry may adjourn it to a later date or dates which shall be announced in public at the time of adjournment.
- (3) During the course of enquiry the Title Registration Officer may summon attendance of any person for the purpose of examining him, require any person to produce any document believed to be in his possession, and enter upon, inspect, measure or cause to be measured any Immovable Property.
- (4) The Title Registration Officer may authorize any person to carryout these tasks on his behalf and such person will exercise all the powers of Title Registration Officer for the purposes of sub-rules (1), (2)&(3).
- (5) On completion of enquiry, the Title Registration Officer shall determine and record the entry of Title Holder of a land parcel or property in the Register of Titles and Register of Charges and Covenants, as the case may be, in respect of the following categories of entries in the draft list:
- (a) entries in respect of which no claim or objection is received;
 - (b) entries in respect of which the claim received is in accordance with the entry itself;
 - (c) all cases requiring change of entry necessitated by the death of registered holder (proposed Title Holder) i.e., succession by heirship, if succession is not disputed. With regard to the entry of the names of the heirs, the names of all the heirs entitled to shares in the property shall be recorded;
 - (d) all cases requiring change of entry necessitated by transfer of property through Registered Documents, if there is no dispute and transfer is connected by a complete chain of clear devolution of Title;
 - (e) all cases requiring change of entry necessitated by partition if such partition and claims arising out of such partition are not disputed.

Provided that the Title Registration Officer shall briefly record the reasons for passing orders in the cases covered by clauses (c), (d) & (e) above.

Provided further that the Title Registration Officer shall not pass any order under clauses (a) to (e) above unless he is satisfied that the change is not in contravention of:

- (i) [The [Name of State] Land Reforms (Ceiling of Agriculture Holdings) Act, ****]
- (ii) [The Assigned Land (Prohibition of Transfers) Act, the Scheduled Areas Land Transfer Regulation, etc.]

- (6) The Title Registration Officer shall order for an entry in the Register of Disputes and refer the case to the Land Titling Tribunal and also make an entry to that effect in the Register of Titles and Register of Charges and Covenants, as the case may be, in all cases where, after completion of the enquiry, it is found that there is dispute existing in respect of Title to a property or its succession or partition or a covenant in the nature of easement right or a condition which will have a bearing on the absoluteness of the Title.

7. Publication of Notification under Section 11 of the Act

- (1) Publication of Notification under Section 11 of the Act shall be in Form-VIII of these Rules.

Provided that the notification hosted on the official website shall have the Register of Titles, Register of Disputes & Register of Charges and Covenants as obtaining at the opening hour of the date of issue of notification.

- (2) A hard copy of Register of Titles as obtaining at the opening hour of the date of issue of notification will be kept for public viewing in the offices of Title Registration Officer and Tahsildar and in the office of the Gram Panchayator Municipality or Municipal Corporation, as the case may be, for public viewing.

Provided that such Register will continue to be kept for such public viewing for a period of three years from the date of issue of notification.

- (3) A record of publication of such notification shall be maintained and preserved by the Title Registration Officer for future reference.

8. Manner of intimation under Sections 18 and 20 of the Act

- (1) Every intimation under Sections 18 and 20 of the Act shall be submitted in duplicate to the Title Registration Officer in the Forms IX (A) to (M).
- (2) On receipt of intimation, the Title Registration Officer shall make an appropriate entry in the relevant Register. Title Registration Officer shall acknowledge submission of intimation on the duplicate copy of the Form endorsing the date of submission and the serial number at which the intimation has been entered in the Register.
- (3) The Authority may prescribe a system of submission and acknowledgment of intimation digitally. In such a case, submission in duplicate may not be necessary.
- (4) The acknowledgement issued as above shall be Certificate of Recording in accordance with Sections 18 and 20 of the Act.

9. Grant of succession under Section 23 of the Act

- (1) Application for Grant of succession under Section 23 of the Act shall be filed before the Title Registration Officer by the applicant in Form X by appearing in person or through an authorized agent or advocate. Such application shall be accompanied by the death certificate, duly supported by a self-declaration and all relevant documents, on which the claim is based.
- (2) Grounds or basis on which the succession is being claimed shall be clearly narrated in the application showing particulars of relationship with the deceased. The application shall also disclose names, full addresses and relationship with the deceased, of all the persons otherwise entitled to succeed.
- (3) On receipt of application, a public notice in Form X inviting claims and objections to Grant of succession prayed for shall be issued by the Title Registration Officer. Time allowed for filing of objections shall be specified in the notice which shall not be less than forty-five (45) days from the date of its issue.
- (4) Such public notice shall be published in the offices of the Title Registration Officer, the Tahsildar and the Gram Panchayat / Municipality / Municipal Corporation as the case may be. It shall also be published on the official website of the Authority.
- (5) A notice along with copy of application, intimating the date, time and place of hearing of the application shall be served on each of the parties to the proceedings, or on such

persons as in the opinion of the Title Registration Officer necessary for adjudicating the matter.

- (6) A copy of the notice may be pasted on the property, or each of the properties concerned, as the case may be.
- (7) The procedure laid down in sub-rules (1) to (4) of rule 6 of these Rules shall be followed in respect of these applications and appropriate orders shall be passed by the Title Registration Officer either granting or refusing to Grant the succession to the applicant(s) either fully or partially. He shall make appropriate entries in the relevant Registers. Provided, no order adversely affecting the rights of any person shall be made without giving reasonable opportunity to such person for making a representation in this behalf.

10. Manner of presenting Application for Transaction under Section 49 of the Act

The Application for Transaction shall be presented to the Title Registration Officer along with full particulars relating to the transaction, persons who are party to such transaction and the consideration thereof, in Form XI (A) to (G).

11. Manner of rectification of entries under Section 44

- (1) Every application made under Section 44 of the Act for rectification of entries in the Registers shall be made to the concerned Title Registration Officer in Form XIII.
- (2) A notice along with the copy of the application shall be served to every person:
 - (a) referred to in the application as having any right or interest in the Immovable Property to which such entry relates,
 - (b) any person whose name has been entered in the Register of Titles,
 - (c) any other person who, in the opinion of the Title Registration Officer, is likely to be affected by the outcome of the proceedings.
- (3) During the course of enquiry the Title Registration Officer, if he considers expedient, may:
 - (a) summon the attendance of any person for purpose of examining him,
 - (b) require any person to produce any document believed to be in his possession, and
 - (c) enter upon, inspect and measure or cause to be measured any land.

- (4) On completion of the enquiry the Title Registration Officer shall pass appropriate orders on the application and direct necessary rectification of the relevant entry in the Register in accordance with the decision on the application.

Form I: Register of Titles
(See Rule 3(1))

Name of TRO	Name of the District				Name of the Taluka				Name of Mandal		Name of Village		
S.No.	Property Description				Title Holder details						Details of Rights or Interest (Owner, Lease, etc.) (in case of Lease Period in yrs.)		
	Unique Property Number	Old Number and Type of the number	Area (with unit)	Built-up Area (if any) with unit	Name	Address	Legal Entity Type	Extent of Share (in %)	Contact Number	UID or Company Registration Number			
1	2(a)	2(b)	2(c)	2(d)	3(a)	3(b)	3(c)	3(d)	3(e)	3(f)	4		
Charges and Covenants (if any)					Disputes (if any)			Transfer details					Remarks
Date of Creation	Brief Description	Corresponding entry number in the RoCC*	Date of discharge or removal of covenant	Corresponding entry number in the RoCC	Date on which dispute is raised	Brief Description	Entry no. in the RoD	Date of Transfer	Type of transfer	Details of Transfer	Transferred to whom	Corresponding entry number of Transferee details	
5(a)	5(b)	5(c)	5(d)	5(e)	6(a)	6(b)	6(c)	7(a)	7(b)	7(c)	7(d)	7(e)	

* RoT - Register of Titles; RoD – Register of Disputes; RoCC – Register of Charges and Covenants

Form II: Register of Disputes
(See Rule 3(2))

Name of TRO	Name of the District	Name of the Taluka	Name of Mandali	Name of Village								
S.No.	Property Description	Disputes										Remarks
	Unique Property Number	Date on which dispute is raised	Case no. / Reference no.	Officer, court or tribunal before whom such dispute is pending	Names and other details of the Parties involved	Details of Dispute	Status of Dispute	Date of Interim Order	Details of Interim Order	Date of decision	Particulars of resolution/order	
1	2(a)	3(a)	3(b)	3(c)	3(d)	3(e)	3(f)	3(g)	3(h)	3(i)	3(j)	4

Form III: Register of Covenants and Charges
(See Rule 3(3))

Name of TRO	Name of the District	Name of the Taluka	Name of Mandal	Name of Village				
S.No.	Property Description	Charges and Covenants						Remarks
	Unique Property Number	Date of creation of Charge / Covenant	Type of Charge / Covenant	Value of Charge / Covenant	Name of the Charge / Covenant Holder	Details of Document / Order creating Charge / Covenant	Date and details of discharge	
1	2(a)	3(a)	3(b)	3(c)	3(d)	3(e)	3(f)	4

Form IV: Notification of draft list of Titles
(See Rule 4(1))
Office of the Title Registration Officer (.....)
Address:
Date:

(Name of the State) Land Titling Act, 20**.

No. -----;

Whereas, the Taluka /village (.....) has been notified under the Section 3 of the (Name of the State) Land Titling Act, 20** (herein after referred as ‘the Act’) and;

Whereas, draft list of titles has been prepared by following due procedure under Section 6 of the Act in respect of the immovable properties in the said area, which are listed in the Schedule to this notification;

Therefore, in exercise of the powers conferred by the subSection (1) of the Section 7 of the said Act, the Title Registration Officer (.....) hereby-

- a) Publish the draft list of Titles, and;
- b) Inform the public that the said draft list of Titles is available in the online portal/website as well as at the office of the Title Registration Office at < Address> for inspection for ninety days from the date of this notification on any working day between 10 am to 5 pm, and;
- c) Invite persons having any claim or objection to the said record notified on the basis of any right, title or interest of whatsoever nature, to file objection or claim along with supporting documents within ninety days from the date of this notification, either in person or by an agent duly authorized in this regard, on the above mentioned online portal or at the above mentioned office. Any person in public interest may bring the fact of Government or public ownership of any property to the knowledge of Title Registration Officer and such information shall be treated as an objection, and;
- d) Also notify that all the claims and objections received in response to this notification would be available online at <http://> and at the office of the Title Registration Officer, and;
- e) Also inform the public that from the date of this notification, for any transaction affecting any immovable property listed in the schedule, there is no need to register any document with the sub-Registrar office, but need to intimate/register the transaction with the Title Registration Officer.
- f) Also inform the public that from the date of this notification, Registration Act is no longer applicable to the notified immovable properties. Any action, event or transaction including Sale, Gift, Lease, Mortgage, etc. should be intimated or registered with the Title Registration Officer and failure to do this will result in these actions/transactions becoming unenforceable.

Title Registration Officer

Schedule

Sr.No	Village	Unique Property No.	Original Number with Attribute Type

Form V

Draft List of Immovable Properties under Section 7 (1)

(See Rule 4(1))

Village: Tal:..... District:

Property details		Title Holder details			Disputes			Charge / Covenant			
Sr. No	Unique ID/ Attribute Type (Survey No/CTS No/Final Plot no etc.) and Number	Area (with unit)	Name	Extent of Share (in %)	Details of Rights or Interest (Ownership, Lease, etc.) (in case of lease, period in yrs.)	Case no/ Reference no.	Officer, court or tribunal before whom such dispute is pending	Details of Dispute	Type of Charge/ Covenant	Value of Charge/ Covenant	Name of the Charge/ Covenant Holder
1	2(a)	2(b)	3(a)	3(b)	3(c)	4(a)	4(b)	4(c)	5(a)	5(b)	5(c)

Form-VI (Part I)

Form for filing claim or objection under Section 7(3)

(See Rule 5(1))

(To be submitted in duplicate, if not submitted electronically)

To,

Title Registration Officer, (.....)

I / we am/are filing claim/objection under subSection (3) of the Section 7 of the (Name of the State) Land Titling Act, 20**, to the draft list of Titles of Village_____, Tal_____, Dist_____.

1.	Name of the person/s who want to file claim/objection	
	Address for Communication	
	Contact Number	
	Email id:	
2	Name of the Authorized person (if any)	
	Address	
	Contact Number	
	Email id:	
4	Details of property regarding which claim/objection is being filed	
	4.1. The Register and the Serial Number of the column in dispute (if applicable)	
	4.2 Attribute Type (Survey No/CTS No/Final Plot no etc.) and Number	
5	Claim/ Objection, in detail	
6	Remark/Additional Information (if any)	

7	Document enclosed in support of claim/objection	1 2.
---	---	---------

Please consider this claim/objection and modify/edit the entry in the records accordingly.

Date:

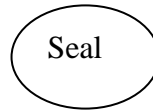
(Signature and Name of the person
filing claim or the person authorised by him)

Form VI (Part II)

Acknowledgment of the claim/objection

(See Rule 5(3))

The above claim/objection in Form VI Part I, in respect of the property no.....at Village..... has been received from
.....on <date>. The acknowledgement number is



Title Registration Officer,
(.....)

Form-VII

Registers of claim or objection received under Section 7

(See Rule 5(4))

Office of the TRO, _____ Taluka, _____ District _____

Sr.No.	Ack. number /date of the claim	Pertaining to which Register	Property details		Details of the Applicant				Action Taken on the Claim/ objection	Date of Action
			Village	Unique ID or Attribute type (Survey No/CTS No/Final Plot no etc.) and Number	Name	Address	Contact Number/ email id	Claim/ Objection in brief		
1	2	3	4	5	6(a)	6(b)	6(c)	7	8	9

Form VIII

Notification of Record of Titles under Section 11

(See Rule 7(1))

Office of the (Name of the State) Land Titling Authority

Address:

Date:

(Name
of the
State)
Land
Titling
Act,
20**.

No. -----;

Whereas, the Taluka /village (.....) has been notified under the Section 3 of the (Name of the State) Land Titling Act, 20** (herein after referred as 'the Act') and;

Whereas, by following due procedure under Section 6 of the said Act, the Title Registration Officer has prepared the Record of Titles, in respect of all immovable properties in the said area ;

Whereas, the procedure in accordance with Section 7 of the said Act has been completed the immovable properties in the said area, which are listed in the Schedule to this notification;

Therefore, in exercise of the powers conferred by Section 11 of the said Act, (Name of the State) Land Titling Authority' hereby notify the **Record of Titles** of the said immovable properties;

The Authority also declares that, the said Record of Titles shall be available for public viewing for a period of 3 years from the date of issue of notification, in the offices of Title Registration Officer at (address) and Tahsildar..... and in the office of the Gram Panchayat / Municipality / Municipal Corporation as the case may be and shall be available on the online portal/website.....;

Any person aggrieved by any entry in the said Record of Titles may file a claim or objection under Section 13 of the said Act before the Title Registration Officer at (address) within three years from the date of this notification;

Any person in public interest may bring the fact of Government or public ownership of any property to the knowledge of Title Registration Officer within the aforesaid limit and such information shall be treated as an objection.

Seal

Commissioner, Land Titling

Schedule
Immovable properties covered in the Record of Titles
Village:, Tal: District:

Property details		Title Holder details			Disputes			Charge / Covenant			
Sr. No	Unique ID or Attribute type (Survey No/CTS No/Final Plot no etc.) and Number	Area (with unit)	Name	Extent of Share (in %)	Details of Rights or Interest (Ownership, Lease, etc.) (in case of lease, period in yrs.)	Case no/ Reference no.	Officer, court or tribunal before whom such dispute is pending	Details of Dispute	Type of Charge / Covenant	Value of Charge / Covenant	Name of the Charge/ Covenant Holder
1	2(a)	2(b)	3(a)	3(b)	3(c)	4(a)	4(b)	4(c)	5(a)	5(b)	5(c)

Form-IX (A)

Form for Intimation under Section 18 (1) (a) or Section 20 (1) (a) about the suit, revision or appeals

(See Rule 8(1))

(To be submitted in duplicate, if not submitted through electronic mode)

To,
Title Registration Officer,
(.....)

In accordance with the provisions of the Section 18 (1) (a) / Section 20 (1) (a) of the (Name of the State) Land Titling Act, 20**, the undersigned hereby intimate you about the suit, revision or appeal pending as on the date of notification/about new case being filed after notification[#] before Court or Tribunal related to the notified property as detailed hereunder.

1	Details of subject matter property of the suit, revision or appeal <i>(Add more sheets to add additional properties , if any)</i>			
		Prop 1	Prop 2 (if any)	Prop 2 (if any)
	1.1 Unique Property Number (if any)			
	1.2 District			
	1.3 Taluka			
	1.4 Village			
	1.5 Sr number in the Register (if any)			
	1.6 Attribute Type (Survey No/CTS No/Final Plot no etc.) and Number			
	1.7 Area with Unit			
	1.8 Built-up Area of (if any) with unit			

	1.9 Name of the Title Holder			
2	Details of suit, revision or appeal			
	2.1 Court or tribunal before whom such suit, revision or appeal is pending/filed			
	2.2 Case /Appeal/Revision No			
	2.3 Date of filing			
	2.4 Brief description of the dispute			
	2.5 Status of the case on the date of admission	On admission/Hearing/ interim stay [#]		
3	Details of parties to the suit, revision or appeal <i>(Pl add more sheets to add additional names, if any)</i>			
	3.1.1 Name of the plaintiff or appellant			
	3.1.2 Address			
	3.1.3 Contact Number			
	3.1.4 Email id:			
	3.2.1 Name of Opposite parties involved			
	3.2.2 Address			
	3.2.3 Contact Number			
	3.2.4 Email id:			
4	Details of the person intimating			
	4.1 Name of the person intimating			
	4.2 In which capacity he is intimating	plaintiff/ appellant [#]		
	If the above person is intimating through PoA Holder, please attach hereto duly filled and signed Form XII			
5	Remark/Additional Information (if any)			
	5.1			
	5.2			

6	Documents attached	
	6.1. Certified copy of the order/certificate etc. issued by the officer of the Court/Tribunal showing the status of the suit, revision or appeal memo	
	6.2 Form XII (If applicable)	
	6.3 Power of Attorney/Authority Letter (if applicable)	

#strike out whichever is not applicable

Please take entry of the above intimated fact in the relevant Register and issue the Certificate of Recording as prescribed in the Section 22 of the said Act.

Date:

(Signature and Name of the plaintiff/ appellant#
or person authorised by him)

Certificate of Recording in Form XIV (A)

Note: On receipt of this Intimation, the Title Registration Officer shall endorse the Certificate of Recording in Form XIV (A) on the original Intimation as well as on the copy produced along with it and shall return the copy to the person filing the Intimation.

Form- IX (B)

Form for Public Authorities for Intimation of imposing/ removal of restriction/Prohibition under Section 18 (1) (b) / Section 20 (1) (c)

(See Rule 8(1))

(To be submitted in duplicate, if not submitted through electronic mode)

To,
Title Registration Officer,
(.....)

In accordance with the provisions of Section 18 (1) (b) or Section 20 (1) (c) of the (Name of the State) Land Titling Act, 20**, the undersigned hereby intimate you about the restriction/ prohibition imposed and which is in force on the date of notification / imposed after date of notification / removed after the date of notification # related to the notified property as detailed hereunder.

1	Details of property on which restriction/ prohibition [#] is imposed / removed [#]	Prop 1	Prop 2 (if any)	Prop 3 (if any)
	1.1 Unique Property Number (if any)			
	1.2 District			
	1.3 Taluka			
	1.4 Village			
	1.5 Sr number in the Register (if any)			
	1.6 Attribute Type (Survey No/CTS No/Final Plot no etc.) and Number			
	1.7 Area with Unit			
	1.8 Built-up Area of (if any) with unit			

	1.9 Name of the Title Holder			
2	Details of the owner/Title Holder of the property			
	2.1 Name of the public Authority			
	2.2 Address			
	2.3 Contact Number			
	2.4 Email id:			
3	Details of restriction or prohibition imposed			
	3.1 Date of imposing restriction or prohibition			
	3.2 Notification/order no			
	3.3 The Act according to which restriction or prohibition has been imposed			
	3.4 Particulars of restriction or prohibition			
4	Details of restriction / prohibition [#] removed			
	4.1 Date of removing restriction / prohibition [#]			
	4.2 Notification/order no			
	4.3 The Act according to which restriction or prohibition has been removed			
5	Details of public Authority imposing or removing [#] restriction / prohibition [#]			
	5.1 Name of the public Authority			
	5.2 Address			
	5.3 Contact Number			
	5.4 Email id:			
6	Remark/Additional Information (if any)			
	6.1			

	6.2	
7	Documents attached	
	7.1. copy of the Notification/order	
	7.2	

strike out whichever is not applicable

Please take entry of the above intimated fact in the relevant Register and issue the Certificate of Recording as prescribed in the Section 22 of the said Act.



(Signature with Name and designation)

Certificate of Recording in Form XIV (A)

Note: On receipt of this Intimation, the Title Registration Officer shall endorse the Certificate of Recording in Form XIV (A) on the original Intimation as well as on the copy produced along with it and shall return the copy to the person filing the Intimation.

Form- IX(C)

Form for officer of Government for Intimation under Section 18(1) (c)/ Section 20 (1) (d)

(See Rule 8(1))

(To be submitted in duplicate, if not submitted through electronic mode)

To,

Title Registration Officer, (.....)

In accordance with the provisions of the Section 18 (1) (c)/ Section 20 (1) (d) [#] of the (Name of the State) Land Titling Act, 20**, the undersigned hereby intimate you about the order/transaction undertaken prior to/ on or after the date of notification [#], related to the notified property as detailed hereunder.

1	Details of property which is subject matter of Order/Transaction	
	1.1 Unique Property Number (if any)	
	1.2 District	
	1.3 Taluka	
	1.4 Village	
	1.5 Sr. number in the Register (if any)	
	1.6 Attribute Type (Survey No/CTS No/Final Plot no etc.) and Number	
	1.7 Area with Unit	
	1.8 Built-up Area of (if any) with unit	
2	Details of the Office passing order/notification	
	2.1 Name of the Office	

	2.2 Address	
	2.3 Contact Number	
	2.4 Email id:	
3	Details of Order/Transaction undertaken	
	3.1 Nature of Order/Transaction undertaken	Land acquisition/ alienation/ assignment/ grant/ regularization of occupation/sale/lease/.....
	3.2 Notification/order no and date	
	3.3 The Act according to which according this order/Transaction is undertaken	
	3.4 Brief description of Order/Transaction undertaken	
	3.5 Name of the original Title Holder	
	3.6 Name of the person/ office in whose favour the order/ transaction is	
	3.7 Amount paid, if any (like unearned income, compensation, etc.)	
4	Remark/Additional Information (if any)	
	4.1	
	4.2	
5	Documents attached	
	5.1. Certified Copy of the Notification/order	
	5.2	

#strike out whichever is not applicable

Please take entry of the above intimated fact in the relevant Register and issue the Certificate of Recording as prescribed in the Section 22 of the said Act.

Date:



(Signature with Name and designation)

Certificate of Recording in Form XIV (A)

Note: On receipt of this Intimation, the Title Registration Officer shall endorse the Certificate of Recording in Form XIV (A) on the original Intimation as well as on the copy produced along with it and shall return the copy to the person filing the Intimation.

Form- IX (D)

Form for Intimation under Section 18(1) (d), Section 18(1) (e), Section 20(1) (h) or Section 20(1) (i) about the Equitable Mortgage, charge or lien

(See Rule 8(1))

(To be submitted in duplicate, if not submitted through electronic mode)

To,
Title Registration Officer,
(.....)

In accordance with the provisions of the Section 18(1) (d)/ Section 18(1) (e)/ Section 20 (1) (h) / Section 20(1) (i) [#]of the (Name of the State) Land Titling Act, 20**, the undersigned, hereby intimate you about the Equitable Mortgage/charge or lien [#] subsisting on/created after/extinct or satisfied after [#] the date of notification, related to the notified property as detailed hereunder.

1	Details of property which is subject matter of Intimation	
	1.1 Unique Property Number (if any)	
	1.2 District	
	1.3 Taluka	
	1.4 Village	
	1.5 Sr number in the Register (if any)	
	1.6 Attribute Type (Survey No/CTS No/Final Plot no etc.) and Number	
	1.7 Area with Unit	
	1.8 Built-up Area of (if any) with unit	
2	Details of the Mortgagee /party in whose favour charge or lien is created [#]	

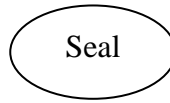
	2.1 Name of the Mortgagee /party	
	2.2 Branch name (if applicable)	
	2.3 IFSC (if applicable)	
	2.4 Address	
	2.5 Contact Number	
	2.6 Email id:	
	2.6 Name of the Signing officer	
	2.7 Designation	
3	Details of Name of the Mortgagor or the party against whom the charge or lien is	
	3.1 Name of the Mortgagor/party	
	3.2 Address	
	3.3 Contact Number	
	3.4 Email id:	
	3.5 Mortgagor account number.	
4	Loan Amount/ Value of charge or lien	
5	Details of creation Equitable Mortgage/ charge or lien [#]	
	OR	
5	In case of extinction, :- Acknowledgement number and date of Intimation of creation of Equitable Mortgage/ charge or lien [#]	
	Date on which Equitable Mortgage/ charge or lien [#] has been extinct or satisfied	
6	Remark/Additional Information (if any)	
	6.1	
	6.2	

7	Documents attached	
	7.1. Self-attested copy of the Memorandum/ Letter of repayment #	
	7.2	

strike out whichever is not applicable

Please take entry of the above intimated fact in the relevant Register and issue the Certificate of Recording as prescribed in the Section 22 of the said Act.

Date:



(Signature with Name and designation)

Certificate of Recording in Form XIV (A)

Note: On receipt of this Intimation, the Title Registration Officer shall endorse the Certificate of Recording in Form XIV (A) on the original Intimation as well as on the copy produced along with it and shall return the copy to the person filing the Intimation.

Form- IX (E)

Form for Intimation under Section 18(1) (g) about Development Agreement or Power of Attorney
(See Rule 8(1))

(To be submitted in duplicate, if not submitted through electronic mode)

To,
Title Registration Officer,
(.....)

In accordance with the provisions of the Section 18 (1) (g) of the (Name of the State) Land Titling Act, 20**, the undersigned hereby intimate you about the Powers of Attorney and Development Agreement which are in force on the date of notification authorizing to sell or develop or construct the notified property as detailed hereunder.

1	Details of subject matter property of the intimation	
	1.1 Unique Property Number (if any)	
	1.2 District	
	1.3 Taluka	
	1.4 Village	
	1.5 Sr number in the Register (if any)	
	1.6 Attribute Type (Survey No/CTS No/Final Plot no etc.) and Number	
	1.7 Area with Unit	
	1.8 Built-up Area of (if any) with unit	
2	Details of the Power of Attorney (if applicable)	
	2.1 Authorised by Power of Attorney to :	Sell /Develop/Construct /All

	2.2 Date of execution:	
	2.3 Consideration (if any)	
	2.4 Name of Sub Registrar office, Registration Number and Date (if Registered)	
	2.5 Stamp Duty Paid	
3	Details of the Development Agreement (if applicable)	
	3.1 Rights conferred by the agreement	Sale /Develop/Construct /All
	3.2 Date of execution:	
	3.3 Consideration (both cash and kind)	
	3.4 Name of Sub Registrar office, Registration Number and Date (if Registered)	
	3.5 Stamp Duty Paid	
4	Details of the parties <i>(Pl add sheets to add additional parties , if any)</i>	
	4.1.1 Name of the owner	
	4.1.2 Address	
	4.1.3 Contact Number	
	4.1.4 Email id:	
	4.2.1 Name of PoA Holder/Developer	
	4.2.2 Address	
	4.2.3 Contact Number	
	4.2.4 Email id:	
5	Details of the person intimating	
	5.1 Name of the person intimating	
	5.2 In which capacity he is intimating	PoA Holder/PoA Giver/Owner/Developer
	If the person in 5.1 is intimating through PoA Holder, please attach hereto duly filled and signed Form XII	

6	Remark/Additional Information (if any)	
	6.1	
	6.2	
7	Documents attached	
	7.1. Self-attested copy of the PoA and Development Agreement (if not available for online linking)	
	7.2 Form XII (if applicable)	
	7.3 PoAauthorising for this intimation (if any)	

strike out whichever is not applicable

Please take entry of the above intimated fact in the relevant Register and issue the Certificate of Recording as prescribed in the Section 22 of the said Act.

Date:

(Signature and Name of the PoA holder/PoA Giver/Owner/
Developer or person authorised by him)

Certificate of Recording in Form XIV (A)

Note: On receipt of this Intimation, the Title Registration Officer shall endorse the Certificate of Recording in Form XIV (A) on the original Intimation as well as on the copy produced along with it and shall return the copy to the person filing the Intimation.

Form- IX (F)

Form for Intimation under Section 18(1) (h) about document pertaining to right, title or interest

(See Rule 8(1))

(To be submitted in duplicate, if not submitted through electronic mode)

To,
Title Registration Officer,
(.....)

In accordance with the provisions of the Section 18 (1) (h) of the (Name of the State) Land Titling Act, 20**, the undersigned hereby intimate you about the document, existing as on the date of notification, pertaining to right, title or interest relating to or affecting the notified property as detailed hereunder.

1	Details of subject matter property of the intimation	
	1.1 Unique Property Number (if any)	
	1.2 District	
	1.3 Taluka	
	1.4 Village	
	1.5 Sr number in the Register (if any)	
	1.6 Attribute Type (Survey No/CTS No/Final Plot no etc.) and Number	
	1.7 Area with Unit	
	1.8 Built-up Area of (if any) with unit	
2	Details of the document	
	2.1 Type of document	

	2.2 Date of execution:	
	2.3 Details of rights, title or interests are conferred by the said documents	
	2.4 Consideration (if any in cash or kind)	
	2.5 Name of Sub Registrar office (SRO Code), Registration Number and Date (if Registered)	
	2.6 Stamp Duty Paid	
3	Details of the parties to the document <i>(Pl add more sheets to add additional names)</i>	
	3.1.1 Name of the Party of the first part	
	3.1.2 Capacity	
	3.1.3 Address	
	3.1.4 Contact Number	
	3.1.5 Email id	
	3.2.1 Name of the Party of the second	
	3.2.2 Capacity	
	3.2.3 Address	
	3.2.4 Contact Number	
	3.2.5 Email id	
4	Details of the person intimating	
	4.1 Name of the person intimating	
	4.2 In which capacity he is intimating	Party of the first part/second part
	If the person in 4.1 is intimating through PoA Holder, please attach hereto duly filled and signed Form XII	
5	Remark/Additional Information (if any)	
	5.1	
	5.2	

6	Documents attached	
	6.1. Self-attested copy of the document (if not available for online linking)	
	6.2 Form XII (If applicable)	
	6.3 Power of Attorney/Authority Letter [#] (If applicable)	

[#] *strike out whichever is not applicable*

Please take entry of the above intimated fact in the relevant Register and issue the Certificate of Recording as prescribed in the Section 22 of the said Act.

Date:

(Signature and Name of the party to the document or person authorised by him)

Certificate of Recording in Form XIV (A)

Note: On receipt of this Intimation, the Title Registration Officer shall endorse the Certificate of Recording in Form XIV (A) on the original Intimation as well as on the copy produced along with it and shall return the copy to the person filing the Intimation.

Form- IX (G)

Form for Intimation under Section 20 (1) (b) about decree, judgment or order resolving dispute

(See Rule 8(1))

(To be submitted in duplicate, if not submitted through electronic mode)

To,

Title Registration Officer,

(.....)

In accordance with the provisions of the Section 20 (1) (b) of the (Name of the State) Land Titling Act, 20**, the undersigned hereby intimate you about the decree, judgment or order passed after the date of notification resolving the dispute recorded in Register of disputes as detailed hereunder.

1	Details of subject matter property of the intimation	
	1.1 Unique Property Number (if any)	
	1.2 District	
	1.3 Taluka	
	1.4 Village	
	1.5 Sr number in the Register (if any)	
	1.6 Attribute Type (Survey No/CTS No/Final Plot no etc.) and Number	
	1.7 Area with Unit	
	1.8 Built-up Area of (if any) with unit	
	1.9 Entry number in the Register of Dispute	
2	Details of decree, judgment or order	

	2.1 Court or Tribunal	
	2.2 Case /Appeal/Revision No	
	2.3 Date of order	
	2.4 Brief description of the dispute resolved	
3	Details of parties to the dispute (<i>Pl add more sheets to add additional names, if any</i>)	
	3.1.1 Name of the plaintiff or appellant	
	3.1.2 Address	
	3.1.3 Contact Number	
	3.1.4 Email id:	
	3.2.1 Name of Opposite parties involved (opp. party 1)	
	3.2.2 Address	
	3.2.3 Contact Number	
	3.2.4 Email id:	
4	Details of the person intimating	
	4.1 Name of the person intimating	
	4.2 In which capacity he is intimating	plaintiff/ appellant [#]
	If the person in 4.1 is intimating through PoA Holder, please attach hereto duly filled and signed Form XII	
5	Remark/Additional Information (if any)	
	5.1	
	5.2	
6	Documents attached	
	6.1. Certified copy of the decree, judgment or order	
	6.2 Form XII (if applicable)	

	6.3 Power of Attorney/Authority Letter [#] (if applicable)	
--	---	--

[#]*strike out whichever is not applicable*

Please take entry of the above intimated fact in the relevant Register and issue the Certificate of Recording as prescribed in the Section 22 of the said Act.

Date:

(Signature with Name of plaintiff/appellant[#] or person authorised by him)

Certificate of Recording in Form XIV (A)

Note: On receipt of this Intimation, the Title Registration Officer shall endorse the Certificate of Recording in Form XIV (A) on the original Intimation as well as on the copy produced along with it and shall return the copy to the person filing the Intimation.

Form- IX (H)

Form for Taluka Level Survey officer for Intimation under Section 20 (1) (e)

(See Rule 8(1))

(To be submitted in duplicate, if not submitted through electronic mode)

To,
Title Registration Officer,
(.....)

In accordance with the provisions of the Section 20 (1) (e) of the (Name of the State) Land Titling Act, 20**, the undersigned, hereby intimate you about survey activity affecting entries in the Registers as detailed hereunder.

1 Details of property/properties which is/are subject matter of survey activity <i>(Pl add sheets to add additional properties, if any)</i>				
		Property 1	Prop 2 (if any)	Prop 2 (if any)
	1.1 Unique Property Number (if any)			
	1.2 District			
	1.3 Taluka			
	1.4 Village			
	1.5 Sr number in the Register (if any)			
	1.6 Attribute Type (Survey No/CTS No/Final Plot no etc.) and Number			
	1.7 Area with Unit			
	1.8 Built-up Area of (if any) with unit			

	1.9 Name of the Title Holder			
	1.10 Total Area of properties under Survey			
2	Details of the Survey office			
	2.1 Name of the Office			
	2.2 Address			
	2.3 Contact Number			
	2.4 Email id:			
3	Details of survey result			
	3.1 Type of survey activity	Measurement/ sub-division/ amalgamation [#]		
	3.2 Order no and date of survey			
	3.3 Brief description of survey result			
4	Details of measurement (if area is changed) <i>(Pl add sheets to add additional properties, if any)</i>			
	Attribute Type and Number		Revised Area	Unit
	Attribute Type and Number		Revised Area	Unit
5	Details of sub-divided plots (if applicable) <i>(Pl add sheets to add additional properties, if any)</i>			
	Attribute Type and Number		Area	Unit
	Attribute Type and Number		Area	Unit
	Total of the area of sub divided plots should be matched with the area mentioned in 1.7 or 1.10 as the case may be			
6	Details of amalgamated plot (if applicable)			
	Attribute Type and Number		Area	Area
	Area of amalgamated plot should be matched with the area mentioned in 1.10			

7	Remark/Additional Information (if any)	
	7.1	
	7.2	
8	Documents attached	
	8.1. Copy of the order	
	8.2. Copy of the revised map	

strike out whichever is not applicable

Please take entry of the above intimated fact in the relevant Register and issue the Certificate of Recording as prescribed in the Section 22 of the said Act.

Date:



(Signature with Name and designation of the Planning Authority)

Certificate of Recording in Form XIV (A)

Note: On receipt of this Intimation, the Title Registration Officer shall endorse the Certificate of Recording in Form XIV (A) on the original Intimation as well as on the copy produced along with it and shall return the copy to the person filing the Intimation.

Form- IX (I)

Form for competent planning authority for Intimation under Section 20 (1) (f) about approval or modification of plans or layouts

(See Rule 8(1))

(To be submitted in duplicate, if not submitted through electronic mode)

To,
Title Registration Officer,
(.....)

In accordance with the provisions of the Section 20 (1) (f) of the (Name of the State) Land Titling Act, 20**, the undersigned hereby intimate you about approval or modification of plans or layouts approving or modifying different uses related to the notified property as detailed hereunder.

1 Details of property/properties which is/are subject matter of plans or layouts <i>(Pl add sheets for additional properties, if any)</i>				
		Property 1	Property 2 (if any)	Property3 (if any)
	1.1 Unique Property Number (if any)			
	1.2 District			
	1.3 Taluka			
	1.4 Village			
	1.5 Sr number in the Register (if any)			
	1.6 Attribute Type (Survey No/CTS No/Final Plot no etc.) and Number			
	1.7 Area with Unit			
	1.8 Built-up Area of (if any) with unit			

	1.9 Name of the Title Holder			
	1.10 Total Area under planning with unit			
2	Details of the competent planning authority			
	2.1 Name of the Office			
	2.2 Address			
	2.3 Contact Number			
	2.4 Email id:			
3	Details of Activity			
	3.1 Type of activity	Approval/ modification of plans/ layouts approving or modifying different uses #		
	3.2 Order no and date			
	3.3 Brief description of order			
	3.4 In case of modification, the no and date of order which has been modified			
4	The statement of approved/modified# sub plots in the layout with their area and usage is annexed hereto.			
5	Remark/Additional Information (if any)			
	5.1			
	5.2			
6	Documents attached			
	6.1. copy of the order			
	6.2 copy of the plan			

#*strike out whichever is not applicable*

Please take entry of the above intimated fact in the relevant Register and issue the Certificate of Recording as prescribed in the Section 22 of the said Act.

Date:

Seal

(Signature with Name and designation of the planning authority)

Annexure to Form- IX (I)
Statement of approved/ modified[#] sub plots in the layout with their area and usage

Approval/Modification order number and date: ...

Village:

Unique ID/Attribute Type (Survey No./CTS No./Final Plot No., etc.) and Number:

Total Area under planning/layout[#] with unit

Plot Number	Area with Unit	Usage (Residential, Commercial, Industrial etc.)
1		
2		
3		
4		
5		
Common areas		
Open spaces		
Area under Road surrendered to Local Body		

Date:



(Signature with Name and designation of the planning authority)

Certificate of Recording in Form XIV (A)

Note: On receipt of this Intimation, the Title Registration Officer shall endorse the Certificate of Recording in Form XIV (A) on the original Intimation as well as on the copy produced along with it and shall return the copy to the person filing the Intimation.

Form- IX (J)

Form for competent planning authority for Intimation under Section 20 (1) (g) about Development or Regional Plan

(See Rule 8(1))

(To be submitted in duplicate, if not submitted through electronic mode)

To,
Title Registration Officer,
(.....)

In accordance with the provisions of the Section 20 (1) (g) of the (Name of the State) Land Titling Act, 20**, the undersigned as a competent planning authority approving the Development Plan or Regional Plan, hereby intimate you about Development Plan/ Regional Plan[#] and the reservation related to the notified properties as detailed hereunder.

1	Details of the competent planning authority	
	2.1 Name of the Office	
	2.2 Address	
	2.3 Contact Number	
	2.4 Email id:	
2	For afresh plan :	
	2.1 Type of plan	Development Plan/ Regional Plan [#]
	2.2 Status of plan	Draft/ Final [#]
	2.3 Act or Regulation under which the planning has been done	
	2. 4 Notification/Order no and date	
	2.5 Date from which the plan is effective	

3	For change in plan :	
	3.1 Type of plan	Development Plan/ Regional Plan
	3.2 Act or Regulation under which the Plan has been changed	
	3.3 Notification/Order no and date	
	3.4 Date from which the change in plan is effective	
4	List of the properties on which the plan/change in plan [#] is having an effect and the usage area under expansion of road, reservation etc. as per plan/changed plan [#] is annexed hereto	
5	Remark/Additional Information (if any)	
	5.1	
	5.2	
6	Documents attached	
	6.1. copy of the Notification/order	
	6.2 copy of the plan/ relevant portion of plan [#]	

[#]strike out whichever is not applicable

Please take entry of the above intimated fact in the relevant Register and issue the Certificate of Recording as prescribed in the Section 22 of the said Act.

Date:

Seal

(Signature with Name and designation of the planning authority)

Annexure

List of Villages showing the properties on which the plan/change in plan[#] is having an effect and the usage, area under expansion of road, reservation etc.

Type of Plan: Development Plan/Regional Plan[#]

A fresh Plan/Change in plan[#]

Status of plan: Draft/Final

Notification/Order no of Plan/Change in plan[#] and date: ...

District:

Taluka:

Village	Attribute Type (Survey No/CTS No/Final Plot no etc.) and Number	Area with Unit	As per Plan/Change in plan [#]			
			Usage (Residential, Commercial, Industrial/ Agriculture/ No Development / Hill Top Hill slope etc.)	area under expansion of roads (if any)	Type of reservation and area under reservation (if any)	Any other Restriction with details

Date:



(Signature with Name and designation of the planning authority)

Certificate of Recording in Form XIV (A)

Note: On receipt of this Intimation, the Title Registration Officer shall endorse the Certificate of Recording in Form XIV (A) on the original Intimation as well as on the copy produced along with it and shall return the copy to the person filing the Intimation.

Form- IX (K)

Form for Intimation of Probates/ Letters of administration under Section 20 (1) (k)

(See Rule 8(1))

(To be submitted in duplicate, if not submitted through electronic mode)

To,
Title Registration Officer,
(.....)

In accordance with the provisions of the Section 20 (1) (k) of the (Name of the State) Land Titling Act, 20**, the undersigned hereby intimate you about the Probates/ Letters of administration[#] related to the notified property as detailed hereunder.

1 Details of subject matter property of the will for which the probate/letter of administration has been allowed <i>(Pl add more sheets to add additional properties , if any)</i>				
		Property 1	Property 2 (if any)	Property3 (if any)
	1.1 Unique Property Number (if any)			
	1.2 District			
	1.3 Taluka			
	1.4 Village			
	1.5 Sr. number in the Register (if any)			
	1.6 Attribute Type (Survey No./CTS No./Final Plot no., etc.) and Number			
	1.7 Area with Unit			
	1.8 Built-up Area of (if any) with unit			

	1.9 Name of the Title Holder			
2	Details of will			
	2.1 Name of testator			
	2.2 Date of will			
	2.3 Date of death of testator			
3	Details of Court who allowed the probate/letter of administration			
	3.1 Court			
	3.2 Case No			
	3.3 Date of order			
4	Details of Probate and Letter of Administration (if any) :			
	4.1 Name of the Administrator (if any)			
	4.2 Address			
	4.3 Contact Number			
	4.4 Email id			
	4.5 Brief of administration he has supposed to be perform			
	4.6 Details of person/s in whose favour the will has to be administrated <i>(Pl add more sheets to add additional properties or names , if any)</i>			
		Prop 1	Prop 2 (if any)	Prop 3(if any)
	4.6.1 Name of the plaintiff or appellant			
	4.6.2 Address			
	4.6.3 Contact Number			
	4.6.4 Email id:			
	4.6.5 extent of rights			
5	Details of the person intimating			

	5.1 Name of the person intimating	
	5.2 In which capacity he is intimating	petitioner/administrator #
	If the person in 5.1 is intimating through PoA Holder, please attach hereto duly filled and signed Form XII	
6	Remark/Additional Information (if any)	
	6.1	
	6.2	
7	Documents attached	
	7.1 Copy of will	
	7.2. Certified copy of the probate/Letter of Administration	
	7.3 Form XII (If applicable)	
	7.4 Power of Attorney/Authority Letter (if applicable)	

#strike out whichever is not applicable

Please take entry of the above intimated fact in the relevant Register and issue the Certificate of Recording as prescribed in the Section 22 of the said Act.

Date:

(Signature and Name of the petitioner / administrator #or person authorised by him)

Certificate of Recording in Form XIV (A)

Note: On receipt of this Intimation, the Title Registration Officer shall endorse the Certificate of Recording in Form XIV (A) on the original Intimation as well as on the copy produced along with it and shall return the copy to the person filing the Intimation.

Form- IX (L)

Form for competent officer or authority or the Court for Intimation under Section 20 (1) (l) about the Sale Certificate, Order of Attachment or of Lifting of attachment
(See Rule 8(1))

(To be submitted in duplicate, if not submitted through electronic mode)

To,
Title Registration Officer,
(.....)

In accordance with the provisions of the Section 20 (1) (l) of the (Name of the State) Land Titling Act, 20**, the undersigned hereby intimate you about the Sale Certificate/Attachment order/ Order lifting attachment #, related to the notified property as detailed hereunder.

1 Details of subject matter property of the Sale certificate/ order of Attachment/order of Lifting of attachment # <i>(Pl add more sheets to add additional properties, if any)</i>				
		Property 1	Property 2 (if any)	Property3 (if any)
	1.1 Unique Property Number (if any)			
	1.2 District			
	1.3 Taluka			
	1.4 Village			
	1.5 Sr number in the Register (if any)			
	1.6 Attribute Type (Survey No./CTS No./Final Plot no., etc.) and Number			
	1.7 Area with Unit			

	1.8 Built-up Area of (if any) with unit			
	1.9 Name of the Title Holder			
2	Details of Recovery suit/proceeding			
	2.1 Name of the competent officer or authority or the Court issuing the Sale Certificate or the orders			
	2.2 Suit/Case No			
	2.3 The Recovery Act and the provisions			
	2.4 Name of the plaintiff or appellant			
	2.5 Name of the person against whom the recovery proceeding is on			
3	Details of Sale Certificate (if applicable) <i>(Pl add more sheets to add additional names, if any)</i>			
	3.1 Details of purchaser/s	Purchaser 1	Purch 2 (if any)	Purch 3 (if any)
	3.1.1 Name of purchaser/s			
	3.1.2 Address			
	3.1.3 Contact Number			
	3.1.4 Email id:			
	3.1.4 Extent of the property purchased			
	3.2 Date of execution of sale certificate			
	3.3 Consideration			
	3.4 Stamp duty paid			
4	Details of Attachment order (if applicable)			
	4.1 Number and date of attachment order			
	4.2 amount of recovery for which property has been attached			
	4.3 Details of attachment (e.g. if it is only about			

	amount to be recovered or otherwise)	
	4.4 period of attachment specified, if any	
5	Details of order of Lifting of attachment (if applicable)	
	5.1 Acknowledgement number of Intimation of attachment order or Entry Number of the attachment in the Register of Charges	
	5.2 Number and date of order of Lifting of attachment	
6	Remark/Additional Information (if any)	
	6.1	
	6.2	
7	Documents attached	
	7.1. Certified copy of the Sale Certificate/Attachment order/ Order lifting attachment #	
	7.2	

strike out whichever is not applicable

Please take entry of the above intimated fact in the relevant Register and issue the Certificate of Recording as prescribed in the Section 22 of the said Act.

Date:

(Signature with Name and designation of the competent officer/Authority/the officer of the Court #)

Certificate of Recording in Form XIV (A)

Note: On receipt of this Intimation, the Title Registration Officer shall endorse the Certificate of Recording in Form XIV (A) on the original Intimation as well as on the copy produced along with it and shall return the copy to the person filing the Intimation.

Form- IX (M)

Form for Intimation under Section 20 (1) (m) about the Agreement of Leave and License

(See Rule 8(1))

(To be submitted in duplicate, if not submitted through electronic mode)

To,
Title Registration Officer,
(.....)

In accordance with the provisions of the Section 20 (1) (m) of the (Name of the State) Land Titling Act, 20**, the undersigned hereby intimate you about the Agreement of Leave and License related to the notified property as detailed hereunder.

1	Details of subject matter property of the Agreement of Leave and License	
	1.1 Unique Property Number (if any)	
	1.2 District	
	1.3 Taluka	
	1.4 Village	
	1.5 Sr number in the Register (if any)	
	1.6 Attribute Type (Survey No/CTS No/Final Plot no etc.) and Number	
	1.7 Area with Unit	
	1.8 Built-up Area of (if any) with unit	
2	Details of parties <i>(Pl add more sheets to add additional names, if any)</i>	
	2.1.1 Name of the Licensor	
	2.1.2 Address	
	2.1.3 Contact Number	

	2.1.4 Email id:	
	2.2.1 Name of the Licensee	
	2.2.2 Address	
	2.2.3 Contact Number	
	2.2.4 Email id:	
3	If the Licensor is intimating through PoA Holder, please attach hereto duly filled and signed Form XII	
4	Terms of Leave & Licenses	
	4.1 Period of Licenses (in Months)	
	4.2 From & To	
5	Remark/Additional Information (if any)	
	5.1	
	5.2	
6	Documents attached	
	6.1. Form XII (If applicable)	
	6.2 Power of Attorney/Authority Letter (if applicable)	

#strike out whichever is not applicable

Please take entry of the above intimated fact in the relevant Register and issue the Certificate of Recording as prescribed in the Section 22 of the said Act.

Date:

(Signature and Name of Licensor or person authorised by him)

Certificate of Recording in Form XIV (A)

Note: On receipt of this Intimation, the Title Registration Officer shall endorse the Certificate of Recording in Form XIV (A) on the original Intimation as well as on the copy produced along with it and shall return the copy to the person filing the Intimation.

Form-X

Application for Grant of succession under Section 23

(See Rule 9(1))

(To be submitted in duplicate if not submitted electronically)

To,
Title Registration Officer,
(.....)

We hereby apply for recording of succession under Section 32 of the said Act, in the relevant Registers related to the notified property whose details are given below.

1.1	Name of the Applicant	
1.2	Address	
1.3	Contact Number	
1.4	Email id:	
2	Details of property which is subject matter for succession certificate required	
	2.1 District	
	2.2 Taluka	
	2.3 Village	
	2.4 Sr number in the Register	
	2.5 Unique Property Number	
	2.6 Original Number with Attribute Type	
	2.7 Area with Unit	

	2.8 Built-up Area of (if any) with unit	
3	3.1. Name of the deceased Title/RightsHolder	
	3.2. Date of Death	
	3.3. Name of the successor /s	
	3.4. Relation with the deceased	
	3.5. Address	
	3.6. Contact Number	
	3.7. Email id:	
4	Attached documents	
	6.1. copy of the Death certificate	
	6.2 Self-declaration of all legal heirs of the deceased	

Please take entry of the above transaction in the Register of Title and issue the Certificate of Recording as prescribed in the Section 22 of the said Act.

Date:

(Signatures with Names of all the parties or their PoA Holders)

Acknowledgment of application for recording succession

The above application under Section 23 of the (Name of the State) Land Titling Act, 20**in Form X, in respect of the property no.....at Village.....has been received fromon <date>

Seal

Title Registration Officer,
(.....)

PUBLIC NOTICE

Proclamation intimating application for grant of succession

Whereas an application for grant of succession in respect of the entry in the Register of Titles/Register of Disputes/Register of Charges and Covenants mentioned in the schedule hereunder, it is notified for information of all persons interested in the said entry that the said application is under consideration of the Title Registration Officer. All persons having any objection to the said application or having any claim or interest in the said entry may file their objections in writing along with relevant documents before the undersigned before the expiry of 30 days from the date of publication of this proclamation.

Schedule

- 1. Village***
- 2. Mandal-***
- 3. District-***
- 4. Survey no and area-***
- 5. Existing entry being sought to be modified***
- 6. Names of the claimants***

Certificate of Recording in Form XIV (C)

Note: On presentation of this application, the Title Registration Officer shall initiate the enquiry and verification in accordance with Section 23 of the Act and on his satisfaction to record the succession, shall effect the same in the Register of Titles or Register of Disputes or Register of Charges and Covenants as the case may be.

Form-XI (A)

Form for Application for transaction of Sale, Agreement to Sell or Gift to be presented under Section 49

(See Rule 10)

(To be submitted in duplicate, if not submitted through electronic mode)

To,
Title Registration Officer,
(.....)

We, the undersigned parties have wilfully enter into/agreed to enter into the transaction of Sale/Agreement to Sell/ Gift # as detailed hereunder. In accordance with the provisions of the Section 49 of the (Name of the State) Land Titling Act, 20**, we, the undersigned parties hereby apply for recording of the transaction as detailed hereunder:-

1	Details of the property/properties being transacted <i>(Pl add more sheets to add additional properties, if any)</i>			
		Property 1	Property 2 (if any)	Property 3 (if any)
	1.1 Unique Property Number (if any)			
	1.2 District			
	1.3 Taluka			
	1.4 Village			
	1.5 Sr number in the Register (if any)			
	1.6 Attribute Type (Survey No./CTS No./Final Plot no., etc.) and Number			
	1.7 Area with Unit			
	1.8 Built-up Area of (if any) with unit			
	1.9 Permissible Use of the built up property			

	1.10 Name of the Title Holder			
	1.11 Extent of the property being transacted			
	1.12 Total Area with Unit being transacted			
2	Details of Transaction			
	2.1 Type of transaction	Sale/Agreement to Sell/ Gift/Cancellation of Agreement to Sell [#]		
	2.2 Date of Transaction			
	2.3 When possession is/will be given			
	2.4 If Sale is in pursuance of Agreement to Sell/Agreement to Sell is being cancelled [#] , the SRO Code, Number and date of registration/Entry number in the Register of Title [#] regarding such Agreement			
	2.5 In case of Agreement to Sell, the time limit for completion of Sale			
3	Details of Transferor (Seller/Donor [#]) <i>(Pl add sheets to add additional names, if any)</i>			
		Party I	Party2 (if any)	Party 3 (if any)
	3.1 Name of Seller/Donor [#]			
	3.2 Address			
	3.3 Contact Number			
	3.4 Email id			
	3.5 PAN			
	3.5 Extent of property transferred by this party			
	If the person in 3.1 is transacting or signing this application through PoA Holder, please attach duly filled and signed form XII			
4	Details of Transferee (Purchaser/Donee [#]) <i>(Pl add sheets to add additional names, if any)</i>			
		Party I	Party2 (if any)	Party 3 (if any)

	4.1 Name of Purchaser/Donee #			
	4.2 Address			
	4.3 Contact Number			
	4.4 Email id:			
	4.4 Extent of the property Transferred in favour of			
	4.5 PAN			
	If the person in 4.1 is transacting or signing this application through PoA Holder, please attach duly filled and signed form XII			
5	Details of Confirming/Consenting# party) (if any) <i>(Pl add sheets to add additional names, if any)</i>			
		Party I	Party2 (if any)	Party 3 (if any)
	5.1 Name of such party			
	5.2 Address			
	5.3 Contact Number			
	5.4 Email id:			
	5.5 PAN			
	5.6 Reason of confirmation/consent			
	If the person in 5.1 is transacting or signing this application through PoA Holder, please attach duly filled and signed form XII			
6	Details of Consideration (not applicable for Gift)			
	6.1 Agreed Consideration (In case of Cancellation of Agreement to Sell it means the amount paid towards consideration)			
	6.2 Amount paid on or before this application			
	6.3 Balance consideration			

	6.4 Time limit to pay the Balance consideration (if any)	
7	Any other covenant, term or condition (if any) of the transaction	
	7.1	
	7.2	
8	Details of Stamp Duty Paid	
9	Documents attached	
	9.1. Agreement to Sell (If required and not available in online linking)	
	9.2 Form XII (If applicable)	
	9.2 PoAs (If applicable and not available in online linking)	

#strike out whichever is not applicable

Please take entry of the above transaction in the Register of Title and issue the Certificate of Recording as prescribed in the Section 22 of the said Act.

Date:

(Signatures with Names of all the parties or their PoA Holders)

Acknowledgment of the Application for Transaction

The above Application for transaction for Sale/Agreement to Sell/ Gift # betweenand in respect of the property no.....at Village..... in Form XI (A), has been received from on <date> under Section49 of the (Name of the State) Land Titling Act, 20**. The acknowledgement number is

Seal

Title Registration Officer,
(.....)

Certificate of Recording in Form XIV (B)

Note: On presentation of this application, the Title Registration Officer shall initiate the enquiry and verification in accordance with Section 50 of the Act and on his satisfaction to register the transaction, and on verification of payment of applicable stamp duty and any other duty or fee, shall effect that transaction in the Register of Titles or Register of Charges and Covenants as the case may be and shall endorse a Certificate of Recording in accordance with Section 22 of the Act in the Form XIV (B) on the Application as well as on the another copy of the application and shall return the copy so endorsed to the person who has presented the application.

Form-XI (B)

Form for Application for Transaction of Lease, sub lease, Agreement to Lease, Cancellation, Surrender or Transfer of Leasehold Rights to be presented under Section 49

(See Rule 10)

(To be submitted in duplicate, if not submitted through electronic mode)

To,
Title Registration Officer,
(.....)

We, the undersigned parties have wilfully enter into/agreed to enter into the transaction of Lease/sub lease/Agreement to Lease/ Cancellation of Agreement to Lease/ Surrender of lease/ Transfer of Leasehold Rights # as detailed hereunder. In accordance with the provisions of the Section 49 of the (Name of the State) Land Titling Act, 20**, we, the undersigned parties, hereby apply for recording of the transaction as detailed hereunder:-

1	Details of the property/properties being transacted <i>(Pl add more sheets to add additional properties , if any)</i>			
		Property 1	Property 2(if any)	Property 3 (if any)
	1.1 Unique Property Number (if any)			
	1.2 District			
	1.3 Taluka			
	1.4 Village			
	1.5 Sr number in the Register (if any)			
	1.6 Attribute Type (Survey No/CTS No/Final Plot no etc.) and Number			
	1.7 Area with Unit			

	1.8 Built-up Area of (if any) with unit			
	1.9 Permissible Use of the built up property			
	1.10 Name of the Title Holder			
	1.11 Extent of the property being transacted			
	1.12 Total Area with Unit being transacted			
2	Details of Transaction			
	2.1 Type of transaction	Lease/ sub lease /Agreement to Lease/ Cancellation of Agreement to Lease/ Surrender of lease/ Transfer of Leasehold Rights [#]		
	2.2 Date of Transaction			
	2.3 Term/ Residue period (in case of Transfer) [#] (in years) of the Lease or Sublease			
	2.4 The said Lease period shall start from			
	2.5 If Lease is in pursuance of Agreement to Lease/Agreement to lease is being cancelled [#] , the SRO Code, Number and date of registration/ Entry number in the Register of Title [#] regarding such Agreement to Lease			
	2.6 In case of Agreement to Lease, the time limit for entering into Lease			
	2.7 In case of Surrender of lease/Transfer of Lease hold Rights [#] the SRO Code, Number and date of registration/Entry number in the Register of Title [#] regarding such Lease			
3	Details of Lessor/Transferor of leasehold rights [#] <i>(Pl add sheets to add additional names, if any)</i>			
		Party I	Party2 (if any)	Party 3 (if any)
	3.1 Name of Lessor/Transferor [#]			
	3.2 Address			
	3.3 Contact Number			

	3.4 Email id			
	3.5 PAN			
	3.5 Extent of property transferred by this party			
	If the person in 3.1 is transacting or signing this application through PoA Holder, please attach duly filled and signed Form XII			
4	Details of Lessee/Transferee of Leasehold Rights [#] <i>(Pl add sheets to add additional names, if any)</i>			
		Party I	Party2 (if any)	Party 3 (if any)
	4.1 Name of Lessee/Transferee [#]			
	4.2 Address			
	4.3 Contact Number			
	4.4 Email id:			
	4.4 Extent of the property Transferred in favour of			
	4.5 PAN			
	If the person in 4.1 is transacting or signing this application through PoA Holder, please attach duly filled and signed Form XII			
5	Details of Confirming/Consenting [#] party) (if any) <i>(Pl add sheets to add additional names, if any)</i>			
		Party I	Party2 (if any)	Party 3 (if any)
	5.1 Name of such party			
	5.2 Address			
	5.3 Contact Number			
	5.4 Email id:			
	5.5 PAN			
	5.6 Reason of confirmation/consent			
	If the person in 5.1 is transacting or signing this application through PoA Holder, please attach duly filled and signed			

	Form XII
6	Details of Consideration
	6.1 In case of Agreement to Lease, Lease or Sub Lease
	6.1.1 Premium
	6.1.2 Advance Rent
	6.1.3 Refundable Deposit
	6.1.4 Taxes to be borne by the Lessee
	6.2 In case of Surrender of Lease, the consideration paid by lessor to Lessee (other than the deposits etc. paid by Lessee to lessor)
	6.3.1 In case of Transfer of Leasehold rights, the consideration
	6.3.2 Amount paid on or before this application
	6.3.3 Balance consideration
	6.3.4 Time limit to pay the Balance consideration (if any)
7	Any other term or condition (if any) of the transaction
	7.1
	7.2
8	Stamp Duty Paid
9	Documents attached
	9.1. Copy of Previous Lease in case of Transfer or Agreement to lease in case of cancellation (if applicable and if not available in online linking)
	9.2 Form XII (If applicable)
	9.3 PoAs (if applicable and if not available in online linking)

#strike out whichever is not applicable

Please take entry of the above transaction in the Register of Title and issue the Certificate of Recording as prescribed in the Section 22 of the said Act.

Date:

(Signatures with Names of all the parties or their PoA Holders)

Acknowledgment of the Application

The above Application for transaction of Lease/sub lease/Agreement to Lease/ Cancellation of Agreement to Lease/ Surrender of lease/ Transfer of Leasehold Rights #and in respect of the property no.....at Village..... in Form XI (B), has been received from on <date> under Section 49 of the (Name of the State) Land Titling Act, 20** The acknowledgement number is



Title Registration Officer,
(.....)

Certificate of Recording in Form XIV (B)

Note: On presentation of this application, the Title Registration Officer shall initiate the enquiry and verification in accordance with Section 50 of the Act and on his satisfaction to register the transaction, and on verification of payment of applicable stamp duty and any other duty or fee, shall effect that transaction in the Register of Titles or Register of Charges and Covenants as the case may be and shall endorse a Certificate of Recording in accordance with Section 22 of the Act in the Form XIV (B) on the Application as well as on the another copy of the application and shall return the copy so endorsed to the person who has presented the application.

Form-XI (C)

**Form for Application for Transaction of Mortgage other than the equitable mortgage and their relinquishment to be presented under
Section 49
(See Rule 10)**

(To be submitted in duplicate, if not submitted through electronic mode)

To,
Title Registration Officer,
(.....)

We, the undersigned parties have wilfully enter into/agreed to enter into the transaction of Simple Mortgage/ Mortgage with possession /Further Charge/ relinquishment of Mortgage[#] as detailed hereunder. In accordance with the provisions of the Section 49 of the (Name of the State) Land Titling Act, 20***, we, the undersigned parties hereby apply for recording of the transaction as detailed hereunder:-

1	Details of the property/properties being transacted <i>(Pl add more sheets to add additional properties, if any)</i>		
	Property 1	Property 2 (if any)	Property 3 (if any)
1.1 Unique Property Number (if any)			
1.2 District			
1.3 Taluka			
1.4 Village			
1.5 Sr. number in the Register (if any)			
1.6 Attribute Type (Survey No./CTS No./Final Plot no., etc.) and Number			
1.7 Area with Unit			
1.8 Built-up Area of (if any) with unit			

	1.9 Permissible Use of the built up property			
	1.10 Name of the Title Holder			
	1.11 Extent of the property being transacted			
	1.12 Total Area with Unit being transacted			
2	Details of Transaction			
	2.1 Type of transaction	Simple Mortgage/ Mortgage with possession /Further Charge/ relinquishment of Mortgage #		
	2.2 Date of Transaction			
	2.3 Loan Amount/Amount of further charge#			
	2.4.1 In case of simple Mortgage, if it is being created as Collateral/Additional/Substituted Mortgage #, the SRO Code, Number and date of registration/ Entry number in the Register of Title# regarding the Primary Mortgage			
	2.4.2 The Stamp Duty paid on such Primary Mortgage			
	2.5.1 In case of further charge, the SRO Code, Number and date of registration/ Entry number in the Register of Title# regarding the Primary Mortgage			
	2.5.2 The amount secured by the Primary Mortgage			
	2.5.3 The Stamp Duty paid on such Primary Mortgage			
	2.6 In case of relinquishment of Mortgage, the SRO Code, Number and date of registration/ Entry number in the Register of Title# regarding the Primary Mortgage			
3	Details of Mortgagor # (Pl add sheets to add additional names, if any)			
		Mortgagor I	Mortgagor 2 (if any)	Mortgagor 3 (if any)

	3.1 Name of Mortgagor [#]			
	3.2 Address			
	3.3 Contact Number			
	3.4 Email id			
	3.5 PAN			
	3.5 Extent of property mortgaged by this party			
	If the person in 3.1 is/are transacting or signing this application through PoA Holder, please attach duly filled and signed form XII			
4	Details of Mortgagee/Bank/Financial Institute [#] (<i>Pl add sheets to add additional names, if any</i>)			
		Party I	Party2 (if any)	Party 3 (if any)
	4.1Name of Mortgagee/Bank/Financial Inst. [#]			
	4.2 Branch name (if applicable)			
	4.3 IFSC (if applicable)			
	4.4 Address			
	4.5 Contact Number			
	4.6 Email id:			
	4.7 PAN			
	4.7.1 Name of signing officer (Compulsory in case of relinquishment of Mortgage)			
	4.7.2 Designation			
5	Any other term or condition (if any) of the transaction			
	5.1			
	5.2			
6	Stamp Duty Paid			

7	Documents attached	
	7.1 Copies of the previous Mortgage (if applicable and not available in online linking)	
	7.2 Form XII (If applicable)	
	7.3 PoAs (if applicable and not available in online linking)	

strike out whichever is not applicable

Please take entry of the above transaction in the Register of Title and issue the Certificate of Recording as prescribed in the Section 22 of the said Act.

Date:

Signature with Name of Mortgagor or PoA Holder/Officer of the Bank
with seal (in case of relinquishment) #

Acknowledgment of the Application

The above application for transaction of Simple Mortgage/ Mortgage with possession/ Further Charge/ relinquishment of Mortgage#and in respect of the property no.....at Village..... in Form XI (C), has been received from on <date> under Section 49 of the (Name of the State) Land Titling Act, 20***. The acknowledgement number is

Seal

Title Registration Officer,
(.....)

Certificate of Recording in Form XIV (B)

Note: On presentation of this application, the Title Registration Officer shall initiate the enquiry and verification in accordance with Section 50 of the Act and on his satisfaction to register the transaction, and on verification of payment of applicable stamp duty and any other duty or fee, shall effect that transaction in the Register of Titles or Register of Charges and Covenants as the case may be and shall endorse a Certificate of Recording in accordance with Section 22 of the Act in the form XIV (B) on the Application as well as on the another copy of the application and shall return the copy so endorsed to the person who has presented the application.

Form-XI (D)

Form for Application for Transaction of Development agreements or Assignment of development rights or Power of Attorney in pursuance of that agreement to be presented under Section 49

(See Rule 10)

(To be submitted in duplicate, if not submitted through electronic mode)

To,
Title Registration Officer,
(.....)

We, the undersigned parties have wilfully enter into/agreed to enter into in to the transaction of Development Agreement/ Assignment of development rights[#] as detailed hereunder. In accordance with the provisions of the Section 49 of the (Name of the State) Land Titling Act, 20**, we, the undersigned parties hereby apply for recording of the transaction as detailed hereunder:-

1	Details of the property/properties being transacted <i>(Pl add more sheets to add additional properties , if any)</i>			
		Property 1	Property 2 (if any)	Property 3 (if any)
	1.1 Unique Property Number (if any)			
	1.2 District			
	1.3 Taluka			
	1.4 Village			
	1.5 Sr. number in the Register (if any)			
	1.6 Attribute Type (Survey No./CTS No./Final Plot no., etc.) and Number			
	1.7 Area with Unit			

	1.8 Built-up Area of (if any) with unit			
	1.9 Permissible Use of the built up property			
	1.10 Name of the Title Holder			
	1.11 Extent of the property being transacted			
	1.12 Total Area with Unit being transacted			
2	Type of Transaction	Development Agreement/ Assignment of development rights [#]		
3	Details of Transferor (Land owner/Assignor-Developer [#]) <i>(Pl add sheets to add additional names, if any)</i>			
		Party I	Party2 (if any)	Party 3 (if any)
	3.1 Name of Land owner/Assignor [#]			
	3.2 Address			
	3.3 Contact Number			
	3.4 Email id			
	3.5 PAN			
	3.5 Extent of property transferred by this party			
	If the person in 3.1 is transacting or signing this application through PoA Holder, please attach duly filled and signed form XII			
4	Details of Transferee (Developer/Assignee-Developer [#]) <i>(Pl add sheets to add additional names, if any)</i>			
		Party I	Party2 (if any)	Party 3 (if any)
	4.1 Name of Developer/Assignee-Developer [#]			
	4.2 Address			
	4.3 Contact Number			
	4.4 Email id:			
	4.4 Extent of the property Transferred in favour of			

	4.5 PAN			
	If the person in 4.1 is transacting or signing this application through PoA Holder, please attach duly filled and signed form XII			
5	Details of Confirming/Consenting [#] party) (if any) <i>(Pl add sheets to add additional names, if any)</i>			
		Party I	Party2 (if any)	Party 3 (if any)
	5.1 Name of such party			
	5.2 Address			
	5.3 Contact Number			
	5.4 Email id:			
	5.5 PAN			
	5.6 Reason of confirmation/consent			
	If the person in 5.1 is transacting or signing this application through PoA Holder, please attach duly filled and signed form XII			
6	Details of Consideration			
	6.1.1 Agreed Consideration in cash (if any)			
	6.1.2 Amount paid on or before this application			
	6.1.3 Balance consideration			
	6.1.4 Time limit to pay the Balance consideration (if applicable)			
	6.2.1 Agreed Consideration in form of Construction or developed land (if any)			
	6.2.2 Time limit to handover the Construction or developed land (if any)			
	6.3. Agreed Consideration in form of percentage of Sale proceed (if any)			

7	If Power of Attorney is given in pursuance of the above development agreement/Assignment			
	7.1 SRO Code, Number and date of registration/Entry number in the Register of Title [#] of such PoA			
	7.2 If not registered or not recorded, details of such PoA			
	7.2.1 Date of Power of Attorney			
	7.2.2 Stamp Duty paid on such PoA			
	7.3 Details of such PoA Holder	PoA Holder I	PoA Holder 2 (if any)	PoA Holder 3 (if any)
	7.3.1 Name			
	7.3.2 Address			
	7.3.3 Contact Number			
	7.3.4 Email id:			
	7.3.5 PAN			
8	Any other term or condition (if any) of the transaction			
	8.1			
	8.2			
9	Stamp Duty Paid on this application			
10	Documents attached			
	9.1 PoA mentioned in 7 (if any)			
	9.2 Form XII (If applicable)			
	9.3 Copies of PoAs mentioned in 3.1,4.1 or 5.1 (If applicable and not available in online linking)			

[#]*strike out whichever is not applicable*

Please take entry of the above transaction in the Register of Title and issue the Certificate of Recording as prescribed in the Section 22 of the said Act.

Date:

(Signatures with Names and their capacities of all the parties or their PoA Holders)

Acknowledgment of the Application

The above application of the transaction of Development Agreement/ Assignment of development rights/ PoA in pursuance of the Agreement #betweenand in respect of the property no.....at Village..... in Form XI (D), has been received from on <date> under Section 49 of the (Name of the State) Land Titling Act, 20**. The acknowledgement number is

Seal

Title Registration Officer,
(.....)

Certificate of Recording in Form XIV (B)

Note: On presentation of this application, the Title Registration Officer shall initiate the enquiry and verification in accordance with Section 50 of the Act and on his satisfaction to register the transaction, and on verification of payment of applicable stamp duty and any other duty or fee, shall effect that transaction in the Register of Titles or Register of Charges and Covenants as the case may be and shall endorse a Certificate of Recording in accordance with Section 22 of the Act in the form XIV (B) on the Application as well as on the another copy of the application and shall return the copy so endorsed to the person who has presented the application.

Form-XI (E)

Form for Application for Transaction of partition/family settlement to be presented under Section 49

(See Rule 10)

(To be submitted in duplicate, if not submitted through electronic mode)

To,
Title Registration Officer,
(.....)

We, the undersigned parties, have wilfully enter into/agreed to enter into in to the transaction of partition/family settlement as detailed hereunder. As the said property has been notified under Section 7 of the of the (Name of the State) Land Titling Act, 20**, we hereby apply for recording of the transaction under Section 49 of the said Act.

1 Details of the property/properties which are subject matter of the partition/family settlement <i>(Pl add more sheets to add additional properties , if any)</i>				
		Property 1	Property 2 (if any)	Property 3 (if any)
	1.1 Unique Property Number (if any)			
	1.2 District			
	1.3 Taluka			
	1.4 Village			
	1.5 Sr number in the Register (if any)			
	1.6 Attribute Type (Survey No./CTS No./Final Plot no., etc.) and Number			
	1.7 Area with Unit			
	1.8 Built-up Area of (if any) with unit			

	1.9 Permissible Use of the built up property			
	1.10 Name of the existing Title Holder as per Register of Title			
	1.11 Extent of the property			
	1.12 Total Area with Unit being transacted			
2	Details of Transaction			
	2.1 Type of transaction	partition/family settlement		
	2.2 Date of MoU (if any)			
3	Details of parties to the Partition/settlement [#] (Pl add sheets to add additional names, if any)			
		Party I	Party II	Party III
	3.1 Name of Party			
	3.2 Address			
	3.3 Contact Number			
	3.4 Email id			
	3.5 PAN			
	If the person in 3.1 is/are transacting or signing this application through PoA Holder, please attach duly filled and signed Form XII			
4	Details of properties allotted to the share of parties [#] (Pl add sheets to add additional names, if any)			
		Party I	Party II	Party III
	4.1 First Property allotted			
	4.1.1 The reference number of the property in the serial number			
	4.1.2 Allotted area with Unit			
	4.1.3 Any Charge/ covenant for this share			

	4.2 Second Property allotted (if any)			
	4.2.1 The reference number of the property in the serial number			
	4.2.2 Allotted area with Unit			
	4.2.3 Any Charge/ covenant for this share			
	The property wise total area allotted should be matched with the property wise total area mentioned in 1.7			
5	Any other term or condition (if any) of the transaction			
	5.1			
	5.2			
6	Stamp Duty Paid			
7	Documents attached			
	7.1 Copies of the memorandum (if any)			
	7.2 Form XII (If applicable)			
	7.3 PoAs (if applicable and not available in online linking)			

#strike out whichever is not applicable

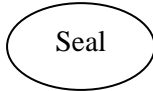
Please take entry of the above transaction in the Register of Title and issue the Certificate of Recording as prescribed in the Section 22 of the said Act.

Date:

(Signatures with Names and their capacities of all the parties or their PoA Holders)

Acknowledgment of the Application

The above Application for transaction partition/family settlement between.....and in respect of the property no.....at Village..... in Form XI (D), has been received from on <date> under Section 49 of the (Name of the State) Land Titling Act, 20**. The acknowledgement number is



Title Registration Officer,
(.....)

Certificate of Recording in Form XIV (B)

Note: On presentation of this application, the Title Registration Officer shall initiate the enquiry and verification in accordance with Section 50 of the Act and on his satisfaction to register the transaction, and on verification of payment of applicable stamp duty and any other duty or fee, shall effect that transaction in the Register of Titles or Register of Charges and Covenants as the case may be and shall endorse a Certificate of Recording in accordance with Section 22 of the Act in the form XIV (B) on the Application as well as on the another copy of the application and shall return the copy so endorsed to the person who has presented the application.

Form-XI (F)

Form for Application for recording of will, if desires to be presented under Section 49
(See Rule 10)

(To be submitted in duplicate, if not submitted through electronic mode)

To,
Title Registration Officer,
(.....)

I, the undersigned party want to record my Will in respect of the property/properties as detailed hereunder. As the said property has been notified under Section 7 of the of the (Name of the State) Land Titling Act, 20**, I hereby apply for recording of the Will under Section 49 of the said Act.

1	Details of the property/properties subject matter of the will <i>(Pl add more sheets to add additional properties , if any)</i>			
		Property 1	Property 2 (if any)	Property 3 (if any)
	1.1 Unique Property Number (if any)			
	1.2 District			
	1.3 Taluka			
	1.4 Village			
	1.5 Sr number in the Register (if any)			
	1.6 Attribute Type (Survey No/CTS No/Final Plot no etc.) and Number			
	1.7 Area with Unit			
	1.8 Built-up Area of (if any) with unit			
	1.9 Permissible Use of the built up property			

	1.10 Name of the existing Title Holder as per Register of Title			
	1.11 Extent of the property			
3	Details of person in whose favour I want to dispose the properties after my death [#] <i>(Pl add sheets to add additional names, if any)</i>			
		Person I	Person II	Person III
	3.1 Name of person			
	3.2 Address			
	3.3 Contact Number			
	3.4 Email id			
	3.5 PAN			
	3.6 Relation with Testator (if any)			
4	Details of properties to be given to such persons <i>(Pl add sheets to add additional names, if any)</i>			
		Person I	Person II	Person III
	4.1 First Property allotted			
	4.1.1 The reference number of the property in the serial number			
	4.1.2 Allotted area with Unit			
	4.1.3 Any Charge/ covenant for this share			
	4.2 Second Property allotted (if any)			
	4.2.1 The reference number of the property in the serial number			
	4.2.2 Allotted area with Unit			
	4.2.3 Any Charge/ covenant for this property			

	The property wise total area allotted should be matched with the property wise total area mentioned in 1.7	
5	Any other term or condition (if any) of the transaction	
	5.1	
	5.2	
6	Details of administrator/executor being appointed (if any)	
	6.1 Name of person	
	6.2 Address	
	6.3 Contact Number	
	6.4 Email id	
	6.5 PAN	
	6.6 Relation with Testator (if any)	
7	Documents attached	
	7.1. Medical Certificate showing the mental health of the testator	
	7.2	

#strike out whichever is not applicable

Please take entry of the above transaction in the Register of Title and issue the Certificate of Recording as prescribed in the Section 22 of the said Act.

Date:

(Signatures of the Testators)

Acknowledgment of the Application

The above application for recording of will in respect of the property no.....at Village..... in Form X (F), has been received from under Section 29 of the (Name of the State) Land Titling Act, 20** on <date> The acknowledgement number is



Title Registration Officer,
(.....)

Certificate of Recording in Form XIV (B)

Note: On presentation of this application, the Title Registration Officer shall initiate the enquiry and verification in accordance with Section 50 of the Act and on his satisfaction to register the transaction, and on verification of payment of applicable stamp duty and any other duty or fee, shall effect that transaction in the Register of Titles or Register of Charges and Covenants as the case may be and shall endorse a Certificate of Recording in accordance with Section 22 of the Act in the form XIV (B) on the Application as well as on the another copy of the application and shall return the copy so endorsed to the person who has presented the application.

Form-XI (G)

Form for Application of transaction, other than the application for transaction for which a separate form has been prescribed, to be presented under Section 49

(See Rule 10)

(To be submitted in duplicate, if not submitted through electronic mode)

To,
Title Registration Officer,
(.....)

We, the undersigned parties have wilfully enter into/agreed to enter into the transaction of as detailed hereunder. As the said property has been notified under Section 7 of the of the (Name of the State) Land Titling Act, 20**, we hereby apply for recording of the transaction under Section 49 of the said Act.

1	Details of the property/properties being transacted <i>(Pl add more sheets to add additional properties , if any)</i>			
		Property 1	Property 2 (if any)	Property 3 (if any)
	1.1 Unique Property Number (if any)			
	1.2 District			
	1.3 Taluka			
	1.4 Village			
	1.5 Sr number in the Register (if any)			
	1.6 Attribute Type (Survey No/CTS No/Final Plot no etc.) and Number			
	1.7 Area with Unit			

	1.8 Built-up Area of (if any) with unit			
	1.9 Permissible Use of the built up property			
	1.10 Name of the Title Holder			
	1.11 Extent of the property being transacted			
	1.12 Total Area with Unit being transacted			
2	Details of Transaction			
	2.1 Type of transaction			
	2.2 Date of Transaction			
	2.3 If transaction is in pursuance or in accordance of any other document/order etc., the details of such document/order			
3	Details of Transferor <i>(Pl add sheets to add additional names, if any)</i>			
		Party I	Party2 (if any)	Party 3 (if any)
	3.1 Name of Transferor			
	3.2 Address			
	3.3 Contact Number			
	3.4 Email id			
	3.5 PAN			
	3.6 Extent of property or rights in the property are transferred by this party			
	3.7 In which capacity he is transacting			
	If the person in 3.1 is transacting or signing this application through PoA Holder, please attach duly filled and signed form XII			
4	Details of Transferee <i>(Pl add sheets to add additional names, if any)</i>			
		Party I	Party2 (if any)	Party 3 (if any)
	4.1 Name of Transferee			

	4.2 Address			
	4.3 Contact Number			
	4.4 Email id:			
	4.5 PAN			
	4.6 Extent of the property or rights in the property are transferred in favour of this party			
	4.7 In which capacity he is transacting			
	If the person in 4.1 is transacting or signing this application through PoA Holder, please attach duly filled and signed form XII			
5	Details of Confirming/Consenting [#] party) (if any) (<i>Pl add sheets to add additional names, if any</i>)			
		Party I	Party2 (if any)	Party 3 (if any)
	5.1 Name of such party			
	5.2 Address			
	5.3 Contact Number			
	5.4 Email id:			
	5.5 PAN			
	5.6 Reason of confirmation/consent			
	If the person in 5.1 is transacting or signing this application through PoA Holder, please attach duly filled and signed form XII			
6	Details of Consideration (not applicable for Gift)			
	6.1 Agreed Consideration			
	6.2 Amount paid on or before this application			
	6.3 Balance consideration			
	6.4 Time limit to pay the Balance consideration (if any)			
7	Any other term or condition (if any) of the transaction			
	8.1			

	8.2	
8	Stamp Duty Paid on this application	
9	Documents attached	
	9.1 Form XII (If applicable)	
	9.2 PoAs (If applicable and not available in online linking)	
	9.3	

strike out whichever is not applicable

Please take entry of the above transaction in the Register of Title and issue the Certificate of Recording as prescribed in the Section 22 of the said Act.

Date:

(Signatures with Names of all the parties or their PoA Holders)

Acknowledgment of the Application

The above Application for transactionof between.....and in respect of the property no.....at Village..... in Form XI (G), has been received from on <date> under Section 49 of the (Name of the State) Land Titling Act, 20**. The acknowledgement number is



Title Registration Officer,
(.....)

Certificate of Recording in Form XIV (B)

Note: On presentation of this application, the Title Registration Officer shall initiate the enquiry and verification in accordance with Section 50 of the Act and on his satisfaction to register the transaction, and on verification of payment of applicable stamp duty and any other duty or fee, shall effect that transaction in the Register of Titles or Register of Charges and Covenants as the case may be and shall endorse a Certificate of

Recording in accordance with Section 22 of the Act in the form XIV (B) on the Application as well as on the another copy of the application and shall return the copy so endorsed to the person who has presented the application.

Form-XII

Supplemental form to be annexed to the form for Intimation or Application for transaction, if such Intimation or Application is signed by the PoA Holder

1	Details of the Party for whom the PoA holder has signed the Intimation/Application [#]	Party I	Party 2 (if any)	Party 3 (if any)
	1.1 Name of the party			
	1.2 Capacity in the Intimation/transaction			
2	PoA Holder's details	PoA Holder I	PoA Holder 2 (if any)	PoA Holder 3 (if any)
	2.1 Name			
	2.2 Address			
	2.3 Contact Number			
	2.4 Email id			
	2.5 PAN			
	2.6 SRO Code, Number and date of registration/Entry number in the Register of Title [#] of such PoA			
3	Declaration:			
	I/we hereby declare that the person who has given the PoA to me/us is not dead and the PoA has not been cancelled by the said person and the PoA is in force. I/We have the rights to sign the Intimation/Application for Transaction on behalf of the said person. I am/we are aware that, if the fact declared are found wrong, I/we will be liable for punishment prescribed under the (Name of the State) Land Titling Act, 20** and the Indian Penal Code.			
4	Signature of the PoA Holders			

[#] *strike out whichever is not applicable*

Form-XIII

Form for application correction of entries to be filed under Section 44
(See Rule 12)

To,
Title Registration Officer,
(.....)

I/We the undersigned person/s came across the entry number.....in the Register of Titles/Register of Disputes/Register of Charges and Covenants[#] maintained by your office under the (Name of the State) Land Titling Act, 20**.

I /we found the error in the said entry described hereunder:

Sr No	Title of the column	Entry in that column	What should be the correct entry	Proof supporting the Corrections
1	2	3	4	5

[#]*strike out whichever is not applicable*

In support I am/ we are enclosing the following documents:

- 1.....
- 2.....

Hence hereby I am/we are requesting you to correct the above entry/s as mentioned in (4) and issue a certified copy of the entry.

Date:

(Signatures with Names of all the parties or their PoA Holders)

Form XIV (A)

Form of Certificate of Recording in accordance of Section 22 when recorded in pursuance of Intimation received under Section 18 or 20

Office of the Title Registration Officer (.....)

Address

Date:

Certificate of Recording in the Registers

Vide the Section 22 of the (Name of the State) Land Titling Act, 20**, it is hereby certified that the intimation (the intimated fact) in respect of the property no.....at Village.....has been received under Section 18 (__)/Section 20 (__) #, on <date> from and the fact intimated through the said intimation has been duly recorded in the Register of Titles/Register of Disputes/Register of Charges and Covenants# at Entry number..... as mentioned in the following (a)/(b)/(c) #

a) Entry in the Record of Title (if applicable)

Date of the intimated action or Date of effect (if any)	Record After effect						
	Unique ID and/or Attribute Type (Survey No/CTS No/Final Plot no etc.) and Number	Area (with unit)	Built-up Area (if any) with unit	Name of Title Holder	Name of the person in whose favour Right, Title or interest are Transferred	Extent of Share (in %)	Details of Rights or Interest transferred i.e. Ownership, Leasehold, Mortgage etc.) (In case of Lease: period in yrs, In case of Mortgage: Loan Amount etc.)
1	2	3	4	5	6	7	8

b) Entry in the Record of Disputes (if applicable)

Date on which dispute is raised	Unique ID and/or Attribute Type (Survey No/CTS No, etc.) and Number	Area (with unit)	Built-up Area (if any) with unit	Case no. / Ref no.	Officer, court or tribunal before whom such dispute is pending	Names and other details of the Parties involved	Details of Dispute	Date of resolution order	Particulars of resolution order
1	2	3	4	5	6	7	8	9	10

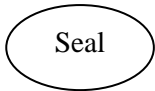
c) Entry in the of Charges and Covenants (if applicable)

Date of creation of Charge / Covenant [#]	Unique ID and/or Attribute Type (Survey No/CTS No, etc.) and Number	Area (with unit)	Built-up Area (if any) with unit	Type of Charge / Covenant [#]	Value of Charge / Covenant [#]	Name of the Charge / Covenant [#] Holder	Details of Document / Order creating Charge / Covenant [#]	Date and details of discharge
1	2	3	4	5	6	7	8	9

^{##}strike out whichever is not applicable

The certified copy of the extract of the entry is attached hereto.

Date:



Title Registration Officer,
(.....)

Form XIV (B)

Form of Certificate of recording in accordance of Section 22 when recorded in pursuance of Application for Transaction received under Section 49

Office of the Title Registration Officer (.....)

Address:

Date:

Certificate of Recording in the Registers

Vide the Section 22 of the (Name of the State) Land Titling Act, 20**, it is to be certified that, Application for Transaction of (Type of transaction) in respect of the property no.....at Village..... between (Transferor) and (Transferee) has been received under Section 49 on <date> And the transaction has been duly recorded and effected in the Register of Titles/Register of Charges and Covenants[#] at Entry number.....as mentioned in the following (a)/(b)[#]

a) Entry in the Register of Title (if applicable)

Date of the intimated action or Date of effect (if any)	Record After effect						
	Attribute Type (Survey No/CTS No/Final Plot no etc.) and Number	Area (with unit)	Built-up Area (if any) with unit	Name of Title Holder	Name of the person in whose favour Right, Title or interest are Transferred	Extent of Share (in %)	Details of Rights, Title or Interest transferred i.e. Ownership, Leasehold, Mortgage etc.) (In case of Lease: period in yrs, etc.)
1	2	3	4	5	6	7	8

b) Entry in the Register of Charges and Covenants (if applicable)

Date of creation of Charge / Covenant [#]	Unique ID and/or Attribute Type (Survey No/CTS No, etc.) and Number	Area (with unit)	Built-up Area (if any) with unit	Type of Charge / Covenant [#]	Value of Charge / Covenant [#]	Name of the Charge / Covenant [#] Holder	Details of Document / Order creating Charge / Covenant [#]	Date and details of discharge
1	2	3	4	5	6	7	8	9

[#]*strike out whichever is not applicable*

The certified copy of the extract of the entry is attached hereto.

Date:



Title Registration Officer,
(.....)

Form XIV (C)

Form of Certificate of Recording of succession in accordance of Section 23

Office of the Title Registration Officer (.....)

Address

Date:

Certificate of Recording in the Registers

It is hereby certified that the application for succession, as per Section 23 of the (Name of the State) Land Titling Act, 20**, in respect of the property no.....at Village.....has been received, on <date> from and the succession has been duly recorded in the Register of Titles/Register of Disputes/Register of Charges and Covenants[#] at Entry number..... as mentioned in the following (a)/(b)/(c)[#]

a) Entry in the Record of Title (if applicable)

Date of the intimated action or Date of effect (if any)	Record After effect						
	Unique ID and/or Attribute Type (Survey No/CTS No/Final Plot no etc.) and Number	Area (with unit)	Built-up Area (if any) with unit	Name of Title Holder	Name of the Successors	Extent of Share (in %)	Details of Rights or Interest transferred i.e. Ownership, Leasehold, Mortgage etc.) (In case of Lease: period in yrs, In case of Mortgage: Loan Amount etc.)
1	2	3	4	5	6	7	8

b) Entry in the Record of Disputes (if applicable)

Date on which dispute is raised	Unique ID and/or Attribute Type (Survey No/CTS No, etc.) and Number	Area (with unit)	Built-up Area (if any) with unit	Case no. / Ref no.	Officer, court or tribunal before whom such dispute is pending	Names and other details of the Parties involved	Name and other details of the person succeeding	Details of Dispute	Date of resolution order	Particulars of resolution order
1	2	3	4	5	6	7	8	9	10	11

c) Entry in the of Charges and Covenants (if applicable)

Date of creation of Charge / Covenant #	Unique ID and/or Attribute Type (Survey No/CTS No, etc.) and Number	Area (with unit)	Built-up Area (if any) with unit	Type of Charge / Covenant #	Value of Charge / Covenant #	Name of the Charge / Covenant # Holder	Name and other details of the person succeeding	Details of Document / Order creating Charge / Covenant #	Date and details of discharge
1	2	3	4	5	6	7	8	9	10

##strike out whichever is not applicable

The certified copy of the extract of the entry is attached hereto.

Date:

Seal

Title Registration Officer,
(.....)

THE (Name of State) LAND TITLING ACT, 20**

(Maharashtra Draft)

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A BILL

*to provide for the establishment, administration and management of
a system of title registration of immovable properties and matters
connected therewith or incidental thereto.*

WHEREAS, it is expedient to provide for the establishment, administration and management of a system of title registration of immovable properties, to amend relevant Acts and matters connected therewith or incidental thereto; it is hereby enacted in the **th Year of the Republic of India as follows: -

**CHAPTER I
Preliminary**

1. Short Title, Extent and commencement

- (1) This Act may be called the (Name of the State) Land Titling Act, 2019.
- (2) It extends to the whole of the State of (Name of State).
- (3) It shall come into force on such date as the Government may, by notification in Official Gazette, appoint and different dates may be appointed for different areas and in respect of different types of immovable properties.

2. Definitions

- (1) In this Act unless the context requires otherwise, —
 - (i) "alienation" means the action of transferring immovable property or any interest therein to another person;
 - (ii) "Application for Transaction" means the application prescribed under section 29 for effectuating the transfer of any right, title or interest in any immovable property;
 - (iii) "appurtenant rights" includes any right or restriction which passes on to the other person alongwith the title to an immovable property;
 - (iv) "Authority" means the (Name of the State) Land Titling Authority established under section 4;
 - (v) "Certificate of recording" means a certificate issued on the basis of entries made in the Registers maintained by the Authority;
 - (vi) "Commissioner Land Titling" means Commissioner for Land Titling appointed under sub-section (1) of section 8;

- (vii) "conclusive title" means a Title which has attained conclusiveness under section 20;
- (viii) "Court" means and includes any Revenue Court, a Civil Court or any other court or tribunal or authority competent to pass an order relating to any notified property;
- (ix) "covenant" means an agreement by deed between two persons to do one or more things or to give or to prevent or to retain something or an agreement creating an obligation;
- (x) "development agreement" means an agreement relating to giving authority or power to a promoter or a developer, by whatever name called, for construction on, development of or, sale or transfer (in any manner whatsoever) of, any immovable property and shall include the Assignment deeds of rights acquired through development agreement;
- (xi) "Government" means the State Government;
- (xii) "Grant" includes action of granting or bestowing or conferring a right, a gift, an assignment, etc over an immovable property;
- (xiii) "Immovable property" means land, buildings, flats, apartments any other premises and things attached to the earth, or permanently fastened to anything which is attached to the earth, but not standing timber, growing crops or grass.
- Explanation:* Immovable property shall not be construed to include plant and machinery.
- (xiv) "indicative map" means a map that shows the relative location of a property with its correct unique identification number:
- Provided that, it does not necessarily indicate the size of the property exactly to scale;
- (xv) "intimation" means the intimation to the Title Registration Officer as detailed in Chapter VI;
- (xvi) "Land Titling" means the procedure to be followed under this Act, for providing title over any type of immovable property;
- (xvii) "Land Dispute Resolution Officer" means the Officer/Tribunal established under section 9;
- (xviii) "Land Titling Appellate Tribunal" means the appellate tribunal established under section 10;
- (xix) "notified area" means area notified as per section 3;
- (xx) "notified property" means any type or types of immovable properties notified within the notified area, as per the proviso to section 3;
- (xxi) "Other Rights" means any right or interest in immovable property other than title

(xxii) "prescribed" means prescribed by Rules made by the Government under this Act;

(xxiii) "Publish" means, —

(i) for Government, publication in the *Official Gazette*;

(ii) for the (Name of the State) Land Titling Authority and Title Registration Officer, publication in any other medium as prescribed which may include media releases or press notes, advertisements, displaying in a prominent place accessible to the general public, publication in the Website of the Authority or any other website of the State;

(xxiv) "Record of Presumptive Title" means record so notified under section 18

(xxv) "Recording" means Recording in the relevant registers by the Title Registration Officer, the facts which have been intimated to or registered with him as the case may be;

(xxvi) "Registration of Transaction" means Registering transactions including intended transactions as prescribed under sections 29 and 30;

(xxvii) "Registers" mean the Register of Titles, Register of Disputes and Register of Charges and Covenants as defined under Chapters IV and VII;

(xxviii) "Registered Title" means a record of title entered in the Register;

(xxix) "Strata title" means a form of ownership of immovable property devised for multi-level apartment blocks and horizontal sub-divisions with shared areas. The 'strata' part of the term refers to apartments being on different levels, or 'Strata';

(xxx) "Survey" includes all operations incidental to the determination, measurement and record of a boundary or boundaries or any part of a boundary of an immovable property including strata as defined above and includes a resurvey;

(xxxi) "Terrace rights" means the right to use and develop the space above the roof of a building;

(xxxii) "Title" means ownership of an immovable property and stands against the right of anyone else to claim that property and for the purposes of this Act, title includes strata title;

(xxxiii) "Title Holder" means the person in whom the title to an immovable property vests;

(xxxiv) "Title Registration Officer" means an officer appointed under section 11;

(2) The words and expressions used but not defined in this Act and defined in the Indian Evidence Act, 1872, the Transfer of Property Act, 1881, the Registration Act, 1908, the Indian Succession Act, 1925, the (Name of the State/Indian) Stamp Act, *****, the (Name of the State) Land Revenue Code (the relevant Revenue/Land Administration Act), the

Information Technology Act, 2000, [Name of the State] Public Records Act and the Real Estate Regulation Act, 2016 shall have the respective meanings as are assigned to them in those Acts.

CHAPTER II Land Titling Establishment

3. Establishment of Title Registration System

The Government may direct, by notification, establishment of a system of title registration for all or any type of immovable properties in such area as may be notified:

Provided that, different dates may be specified in respect of different types of immovable properties.

4. Establishment of Authority

- (1) As soon as after the commencement of this Act, the Government shall, by notification in the *Official Gazette*, establish an Authority to be known as "the (Name of the State) Land Titling Authority" to exercise the powers conferred on, and to perform the functions and discharge the duties assigned to it, by or under this Act and under any other law as the Government may notify.
- (2) The jurisdiction of the Authority extends to the notified areas in the State of (Name of the State).
- (3) The head office of the Authority shall be at such place as may be notified by the Government.
- (4) The Authority shall have its sittings at the head office or any other place and at such time as the Chairperson may direct, and shall observe such procedure in regard to the transaction of business in its sittings as it may specify in regulations.
- (5) The Authority may establish other offices at such places within or outside the State of (Name of the State) as it may deem necessary.

5. Composition of the Authority

1. The Authority shall consist of the following Chairperson and Members appointed by the Government, namely: —

- | | |
|---|----------------------------------|
| <p>(a) A person who is or has been Chief Secretary or Additional Chief Secretary to Government and has experience in all or some of the spheres of land administration, such as land records, registration of deeds, cadastral survey, land titling, etc.</p> | <p>Chairperson.</p> |
| <p>(b) Two Divisional Commissioners. (Or Any two officers not below the rank of Secretary to the State Government)</p> | <p>Members.</p> |
| <p>(c) Settlement (Survey) Commissioner</p> | <p><i>Ex-officio</i> Member.</p> |
| <p>(d) Inspector General of Registration.</p> | <p><i>Ex-officio</i> Member.</p> |
| <p>(e) Commissioner, Land Titling</p> | <p>Member-Secretary.</p> |

(2) The tenure of the Chairperson and the Commissioner Land Titling shall be three years and the same may be extended for a subsequent term of three years:

Provided that, no Chairperson shall hold office after he has attained the age of sixty-five years.

(3) The Government may, by order, remove or repatriate the Chairperson and the Commissioner Land Titling from his office if he, —

- (i) is adjudged an insolvent; or
- (ii) has been convicted of an offence which, in the opinion of the Government, involves moral turpitude; or
- (iii) engages during his term of office in any paid employment outside the duties of his office; or
- (iv) is, in the opinion of the Government unfit to continue in office by reason of infirmity of mind or body; or
- (v) has acquired such financial or other interest as is likely to affect prejudicially his functioning; or
- (vi) is in any way, concerned or interested in any contract or agreement made by or on behalf of the Authority or participates in any way in the profit thereof or in any benefit or emolument arising therefrom otherwise than as a member and in common with the

other members of an incorporated company.

(4) No person shall be removed or repatriated under this section until that person has been given an opportunity of being heard in the matter.

(5) The Chairperson or the Commissioner Land Titling may, by notice in writing, under his hand addressed to the Government, resign or request for repatriation, as the case may be, from his office.

(6) The Chairperson shall be the head of the Authority.

(7) Any vacancy in the office of the Chairperson or the Commissioner Land Titling shall be filled by the Government, as soon as may be and in any case within ninety days from the occurrence of the vacancy other than a casual vacancy.

Provided that, no act done by the Authority shall be called into question on the ground only of any defect in the constitution of, or the existence of any vacancy in the Authority.

(8) The salary, allowances and other terms and conditions of service of the Chairperson of the Authority, Commissioner Land Titling, Chairperson and members of the Land Titling Appellate Tribunal, Land Dispute Resolution Officer and Title Registration Officer shall be such as may be prescribed by the Government.

(9) The powers and duties of the Chairperson, Commissioner Land Titling and Members shall be as may be prescribed.

6. Functions of Authority

The Authority shall ensure proper implementation of the land titling system and shall perform the functions to, —

(a) ensure preparation, maintenance and updation of the Registers and Index of Maps through its machinery;

(b) ensure adoption of all existing Record of Rights under the (Name of the State) Land Revenue Code, **** for the purpose of preparation of Preliminary Records;

(c) maintain a system of indicative or accurate maps in public domain in respect of immovable properties in the notified areas;

(d) assign unique property identification number to each immovable property in the notified area;

(e) update and maintain survey entries in respect of the immovable properties record in the notified area;

- (f) establish a system to issue copies and provide extracts of its records upon request and to issue Certificates of Recording;
- (g) ensure that the facilities of calculation of stamp duty, registration fees and other applicable levies or fees in respect of each immovable property situated in the notified area are available to the citizen, in the public domain;
- (h) collect the fees prescribed for the services rendered, documents issued, licenses granted or information provided by it;
- (i) publish the fees on the public domain, display it prominently in the offices of the Authority and give wide publicity to it;
- (j) collect the duty, fee, levy or fine on behalf of the Government or a local body;
- (k) indemnify the entries in the Register of Titles and create, maintain and operate the title guarantee fund or put in place a system for allowing title guarantee through private parties once decision in this regard is taken by the Government;
- (l) publish notifications;
- (m) conduct inquiries for any purpose under this Act;
- (n) establish sub-offices and citizen facilitation centres as considered necessary;
- (o) seek direction from the Government regarding custodianship of any property that comes to vest in the Government;
- (p) furnish the required reports;
- (q) enforce penalties;
- (r) frame regulations and detailed guidelines and issue executive instructions for proper functioning of the land titling system;
- (s) Perform any other function as may be assigned to it by the Government, from time to time.

7. Powers of Authority

- (1) For the purposes of the transactions covered under this Act, the Authority shall exercise all the powers of the Chief Controlling Revenue Authority under the Indian Stamp Act, 1899, the (Name of the State) Stamp Act and the (Name of the State) Land Revenue Code, ****.
- (2) For the purposes of discharging of functions and exercising powers under this Act, the Authority shall exercise all the powers of the (Survey) Settlement Commissioner under the (Name of the State) Land Revenue Code, ****.

- (3) Authority may for the purposes of discharging of functions and exercising powers under (State stamp Act), may request the Government to notify one or more of its officers as Collector for the different provisions of that Act.
- (4) The Authority shall, while discharging its functions under this Act, have the same powers as are vested in a civil court while trying a suit under the Code of Civil Procedure, 1908, in respect of the following matters, namely: —
- (i) summoning and enforcing the attendance of persons and compelling them to give oral or written evidence on oath and to produce the documents or things;
 - (ii) requiring the discovery and inspection of documents;
 - (iii) receiving evidence on affidavit;
 - (iv) requisitioning any public record or copies thereof from any court or office;
 - (v) issuing summons or commissions for examination of witnesses or documents; and
 - (vi) any other matter which may be prescribed.
- (5) The Authority, may, for the purpose of any inquiry, examine any record to which this Act applies and which is under the control of a public authority or a person, and no such record may be withheld from it on any ground.
- (6) The Authority may, for the purpose of any inquiry, direct by whom the whole or part of the costs of such inquiry shall be paid, and such costs shall be recoverable as arrears of land revenue.
- (7) The Authority may, by notification in this regard, appoint a date from which, all or any of the applications and intimations pertaining to transfers of rights or interests relating to immovable property in any or all the notified areas, shall be executed only in such electronic form in such manner, as may be prescribed.
- (8) The Authority may set up administrative and supervisory offices required for its proper functioning.
- (9) The Authority may appoint such officers and other employees as may be necessary and stipulate terms and conditions of their service and entrust them with such powers and responsibilities as deemed necessary.
- (10) The Authority may create or maintain any other record or discharge any other function incidental to the maintenance of land records on behalf of the Government as entrusted to it by the latter. The Government may confer such powers on the Authority it deems fit to facilitate the above. The Authority may delegate functions and empower its staff for the purpose, as required.

- (11) The Authority may, by notification in this regard, appoint one or more individual or body as its licensee, representative or agent to carry out any of its duties and responsibilities on such payment, terms and conditions as it may specify.
- (12) The Authority may issue any order directing the Collector or Superintendent of Land Record appointed under the (Name of the State) Land Revenue Code, ****, or the Joint District Registrar appointed under the Registration Act 1908, to perform duties necessary in respect of implementation of this Act.
- (13) The Authority may delegate any of its powers to any of its members or officers.

8. Appointment, powers and functions of Commissioner Land Titling

- (1) The Government shall appoint a person, who is a Principal secretary or Secretary to the Government of (Name of the State) and has experience in all of the spheres of land administration, such as land records, land titling, registration of deeds and cadastral survey, as Commissioner Land Titling.
- (2) The Commissioner Land Titling shall be the Chief Executive Officer of the Authority and shall supervise and coordinate the work of the Authority and its administrative and financial matters under the guidance of the Chairperson. He shall be responsible for all correspondence on behalf of the Authority.
- (3) The Commissioner Land Tiling shall carry out the decisions of the Authority and ensure implementation of the provisions of this Act.

9. Appointment of Land Dispute Resolution Officer

- (1) The Authority may appoint one or more officers not below the rank of Deputy Collector or any other officer of equivalent rank, having experience in all or some of the spheres of land administration, namely, land records, registration of deeds and cadastral survey, as Land Dispute Resolution Officer to dispose of objections filed under section 17.
- (2) The officer so appointed shall, exercise the powers and discharge the duties of the Land Dispute Resolution Officer within such local limits and for such period of time as Authority may by notification in the Official Gazette, direct.

10. Establishment of Land Titling Appellate Tribunals

(1) The Government shall establish one or more Land Titling Appellate Tribunals to hear the appeals filed under section 22. The Land Titling Appellate Tribunal shall consist of a Chairperson in the rank of Principal District Judge and an administrative member in the rank of Additional Collector.

(2) The Land Titling Appellate Tribunal so appointed shall exercise the powers and perform the duties of the Land Titling Appellate Tribunal within such local limits and for such period of time as the Government may notify.

(3) The Chairman and members of Land Titling Appellate Tribunal shall hold office for a term of three years, which may be extended for one more term of three years, from the date on which they enter into office or until they attain the age of sixty years, whichever is earlier.

11. Appointment of the Title Registration Officer

(1) The Authority, by calling applications for deputation and in consultation with the concerned Department of the Government, may appoint or designate any public officer not below the rank of Deputy/Naib Tahsildar, Sub-Registrar, City Survey Officer or Deputy Superintendent of Land Record, having experience in the sphere of land records or registration of deeds or cadastral survey, as it thinks fit, either by name or by virtue of his office to be a Title Registration Officer for all or any of the purposes of this Act. The Competent Authority of concerned Department shall make available services of the officers for the purpose mentioned hereinabove.

Provided that the Authority may appoint any person as Title Registration Officer through direct recruitment as needed.

- (1) The Title Registration Officer so appointed shall exercise the powers and perform the duties of a Title Registration Officer within such local limits and for such periods of time and over such type of property as the Authority may direct.
- (2) The Title Registration Officer shall have a seal and any document purporting to be sealed with it is admissible in evidence without any further or other proof.

CHAPTER III Creation of Records

12. Titling to be in prescribed manner

The Title Registration Officer shall carry out the process of preparation, maintenance and updation of the Register of Titles, Register of Disputes and the Register of Charges and Covenants in such manner and in such form as may be prescribed.

13. Register of Titles

Title Registration Officer or any other officer authorized by the Authority in this behalf, shall prepare and maintain a Register of Titles which shall contain in respect of each of immovable property, the following particulars:

- (a) unique identification number of the property;
- (b) area/extent of the property with particulars of the built-up area thereon if any;
- (c) names of all the persons who are owners or title holders with their respective extent of ownership;
- (d) Names of all the members of HUF if the property is owned by a person a karta of HUF;
- (e) details of transfers of property including transfers due to succession;
- (f) brief information, including reference to the entry in the Register of Charges and Covenants, on covenants or charges, if any, standing against the property;
- (g) brief information, including the reference to the entry in the Register of Disputes, on pending disputes, if any, about the property;
- (h) such other particulars as may be prescribed.

14. Register of Disputes

(1) There shall be maintained a Register of Disputes by the Title Registration Officer or any other officer authorized in this behalf by the Authority which shall contain:

- (a) details of all the cases referred to the Land Dispute Resolution Officer under Section 17,
- (b) details of appeals filed under Chapter III,
- (c) details of cases taken up *suo moto* by Land Dispute Resolution Officer under Section 17 and 19,
- (d) details of all the suits and appeals intimated under Section 17 and 19.
- (e) such other particulars as may be prescribed

(2) The Register of Disputes shall comprise of:

- (a) Property to which the dispute relates to,
- (b) details of the parties involved in the dispute,
- (c) details of the officer, court or tribunal before whom such dispute is pending,

- (d) details of attachments of property under court decrees, injunctions and orders of any court or tribunal or statutory authority, and
- (e) other particulars as prescribed in this regard.

15. Register of Charges & Covenants

(1) Title Registration Officer or any other officer authorized by the Authority in this behalf, shall prepare and maintain a Register of Charges & Covenants in respect of all the immovable properties located in the notified areas, which shall contain the following particulars:

- (a) covenants and charges, entered under section 17 of this Act,
- (b) intimation given under Sections 25 and 27,
- (c) special rights, covenants, or easements created by any parties at the time of transfer, succession, partition or lease etc.,
- (d) release of mortgage, rights or charges,
- (e) such other particulars as may be prescribed.

(2) The Register of Charges and Covenants shall contain the following particulars:

- (a) Property to which the Charge or Covenant relates to,
- (b) the date of creation of the Charge or Covenant,
- (c) the amount secured by the Charge,
- (d) short particulars of the Charge or Covenant,
- (e) the person/s in whose favour the Charge or Covenant has been created,
- (f) details of release of Charge or Covenant,
- (g) such other particulars as may be prescribed.

16. Preparation of Draft Preliminary Record

Upon notification issued under section 3 the Title Registration Officer shall proceed to prepare a Draft of Preliminary Record of title regarding notified properties containing, —

- (1) record of accurate or approximate boundary or boundaries or any part of boundary of every notified property duly identified with a distinct identification number, in the form of an accurate or indicative map;
- (2) record of titles of each notified property in the form of the Register of Titles;
- (3) record of any covenant in the nature of easement right or a condition which has a bearing on the absoluteness of the title or a charge, in the form of the Register of Charges and Covenants,

- (4) record of disputes in the form of the Register of Disputes;
in the manner hereinafter provided.

Provided that, contents of any record available with any office of the Government under the (Name of the State) Land Revenue Code, **** shall be adopted by the Title Registration Officer for the purpose of preparation of record under this Section.

Provided further that, contents of any record related to immovable property available with any other office of the Government, Municipal Corporation, Municipal council, Gram Panchayat or any other authority may be adopted by the Title Registration Officer for the purpose of preparation of record under this section.

17. Notification of Preliminary Record by the Title Registration Officer.

(1) When the Registers as mentioned in sections 13 to 15 are prepared for full or any part of the area, the Title Registration Officer shall publish the same as Preliminary Record by a notification in the Official Gazette and in such manner as may be prescribed inviting persons having any objection to the record notified on the basis of any right, title or interest of whatsoever nature, to file objection or claim within ninety days either in person or by an agent duly authorized in this regard, at a specified place and time and from time to time thereafter when called upon, for the purpose of disposal of claims or objections :

(2) A notification published under sub-section (1) shall be deemed to be a valid notice to every person having any interest in the title of any notified property included in the Register of Titles.

(3) Upon issue of notification under sub-section (1), all persons who have any claim or objection on the basis of any right, title or interest of whatsoever nature in any notified property shall furnish details of such right, title or interest alongwith supporting documents within the time limit as specified hereinabove. Such rights include any leasehold title or right or interests of persons in actual occupation, easements, customary rights, public rights, mines and minerals, franchise, a non-statutory right in respect of an embankment of sea or river wall, any subsisting power of attorney authorizing the Agent to sell or develop or construct the property, any subsisting sale agreement with or without possession of the property, any subsisting agreement cum GPA or any pending suit or appeal under Specific Performance Act, any pending proceedings regarding dissolution or winding up or bankruptcy before any authority, pending proceedings for recovery of statutory duties, levies, taxes or any other claim, charge or encumbrance on the property including pending actions relating to

insolvency petition appointing a receiver, or *writ* or an order affecting immovable properties made by any court for the purposes of enforcing a Judgment or recognizance of any deed of arrangement or arbitration or settlement if any.

Provided that any person in public interest may bring the fact of Government or public ownership of any property to the knowledge of Title Registration Officer and such information shall be treated as an objection.

Provided further that, any document which is prohibited from being read as evidence, including documents which are compulsorily to be registered but not registered under the Registration Act, 1908 and documents not duly stamped shall not be accepted in support of such claim.

(4) Upon receipt of any claim or dispute, the Title Registration Officer, if satisfied after verification of the documents in support, shall enter it in the Register of Charges and Covenants or, as the case may be, in the Register of Disputes and also make an entry to that effect in Register of Titles and issue a Certificate of Recording of such entry to the concerned and refer the case to the Land Dispute Resolution Officer:

Provided that, any dispute which is *sub-judice* before any Court, Tribunal or any other statutory Authority shall not be referred to the Land Dispute Resolution Officer for the purpose of this section.

(5) If the Title Registration Officer is not satisfied with the claim or objection, he may by an order reject such claim or objection.

(6) The person aggrieved by the order of rejection, may make an appeal to the Land Dispute Resolution Officer, within a period of sixty days from the date of receipt of such order.

CHAPTER V

Completion of Record

18. Notification of Record of Presumptive Title

(1) When the procedure in accordance with sections 16 to 17 for whole or part of the notified area or immovable properties has been completed, the Authority shall notify the record as Record of Presumptive Title.

(2) An entry in the Record of Presumptive Title shall be presumed to be true until the contrary is proved or a new entry is lawfully substituted.

19. Objection to entries in Record of Presumptive Title

(1) Any person aggrieved by the notified entry in the Register of Titles or in the Register of Charges and Covenants may file a claim or objection before the Title Registration Officer within three years from the date of notification under section 18:

Provided that, any person in public interest may bring the fact of Government or public Ownership of any property to the knowledge of Title Registration Officer and such information shall be treated as an objection.

(2) The provisions contained in sub-sections (3) to (6) of section 17 shall be applicable for filing, consideration, acceptance or rejection of the claims or objections made under sub-section (1) as well as for appeals on rejection.

20. Entries to attain conclusiveness

(1) The entries in Record of Presumptive Title notified under section 18 shall be conclusive after expiry of three years from the date of such notification as and if modified by an order of the Land Dispute Resolution Officer, Land Titling Appellate Tribunal, the High Court or any other competent Court. Such entries shall be conclusive proof, as defined under Indian Evidence Act, 1872, of such titles in respect of such immovable properties.

Provided that the entries in the Register of Titles and the Register of Charges and Covenants, in respect of which any dispute is pending before Land Dispute Resolution Officer or the Land Titling Appellate Tribunal or the High Court, or any other Court of law or Tribunal shall be conclusive only after and in accordance with final resolution of such dispute.

Provided further that, notwithstanding anything contained in this Act, where it is proved that recording of any right, title or interest in respect of any immovable property is done fraudulently, such recording of rights, title or interest in such property shall be deemed *void ab-initio*.

21. Disposal of objections and Appeals by Land Dispute Resolution Officer

(1) Upon a reference made by the Title Registration Officer or an appeal by the concerned person, the Land Dispute Resolution Officer shall proceed to hear the parties concerned, conduct an enquiry in the prescribed manner and pass an appropriate order.

Provided that the Land Dispute Resolution Officer can take up a case *suo moto* if it involves public interest by recording the reasons and grounds thereof.

Provided further that, in case of frivolous claims or objections, including any claim which is against orders or judgments which have attained finality as per the respective law, Land

Dispute Resolution Officer may impose costs in such manner and to such extent as it thinks fit. It may also award compensation to be paid to the affected parties by the person who made such frivolous claims or objections.

(2) *The* Title Registration Officer upon receipt of the order of the Land Dispute Resolution Officer passed under sub-section (1) and after expiry of the period of appeal shall record, remove or modify an entry of Title Holder in the Register of Titles or in the Register of Charges and Covenants in accordance with such order and make an entry to that effect in Register of Disputes where no appeal is filed. If the appeal is filed, the same fact shall be entered in the Register of Disputes.

22. Appeal before Land Titling Appellate Tribunal

(1) Any person aggrieved by an order of Land Dispute Resolution Officer passed under section 21 may file an appeal before the Land Titling Appellate Tribunal constituted for this purpose under section 18, within thirty days of receipt of such order or any type of intimation, including electronic communication, about the order.

(2) On receipt of an appeal under sub-section (1), the Land Titling Appellate Tribunal may, after giving the parties to the appeal an opportunity of being heard, pass such orders as it thinks fit including an order confirming or modifying or setting aside the order appealed against:

Provided that, in case of a frivolous appeal, Land Titling Appellate Tribunal may impose costs in such manner and to such extent as it may think fit. It may also award compensation to be paid to the affected parties by the person who made such frivolous appeals.

(3) The Title Registration Officer, upon receipt of the order of the Land Titling Appellate Tribunal passed under sub-section (2) and after expiry of the period of appeal thereon, shall record or remove or modify an entry of Title Holder in the Register of Titles or in the Register of Charges and Covenants in accordance with such order and make an entry to that effect in Register of Disputes where no appeal is filed. If the appeal is filed, the same fact shall be entered in the Register of Disputes.

23. Appeal to the High Court

Notwithstanding anything contained in any other law for the time being in force, —

(1) A Special Bench of the High Court shall be designated to deal with appeals against the orders passed under the section 22 by the Land Titling Appellate Tribunal.

(2) A party aggrieved by an order of the Land Titling Appellate Tribunal passed under section 22, may file a second appeal before the High Court within thirty days of receipt of such an order or any type of intimation, including electronic communication, about the order.

(3) Upon receiving an appeal, the High Court may after hearing the concerned parties, issue an order upholding or annulling or modifying the orders of Land Titling Appellate Tribunal.

(4) The Title Registration officer, upon receipt of the order of the High Court shall record, remove or modify an entry of Title holder in the Register of Titles or in the Register of Charges and Covenants in accordance with such order and update the entry to that effect in the appropriate Register in accordance with such order.

CHAPTER IV **Consequences of Notification and Process of** **Intimation and Registration.**

24. Consequences of notification under Section 17

Upon notification issued under section 17, no transaction affecting any notified immovable property situated in the notified area shall take place except in accordance with the provisions of this Chapter, and for such transactions, the provisions of sections of the (Name of the State) Land Revenue Code.... shall not be applicable.

25. Compulsory intimation of pre-existing encumbrances, pending or completed actions, etc

Upon issue of notification under section 17, it shall be incumbent upon the persons mentioned hereunder to intimate, alongwith necessary documents to the Title Registration Officer about the pre-existing encumbrances and actions as detailed hereunder, affecting notified properties, within ninety days from the date of notification and also to obtain a certificate of its recording and, if required, submit the same to the concerned statutory authority or courts:—

- (a) any plaintiff or appellant of any suit, revision or appeal, in relation to any right, title or interest in a notified property, pending on the date of such notification in any court, shall intimate about such suit, revision or appeal and after obtaining certificate of recording, file it before the Court or Tribunal;
- (b) every public Authority competent to impose any restriction or prohibition on any property under any law, shall intimate the fact of any notification or order issued

imposing such restriction or prohibition which is in force on the date of notification under section 17;

- (c) any officer of the Government competent to pass an order of land acquisition, alienation, assignment, grant, regularization of occupation, etc., or undertake a transaction like sale or lease, shall intimate the fact of such order passed, or transaction undertaken;
- (d) any financial institution including banks or other bodies or individuals holding equitable mortgage, shall intimate the fact of such equitable mortgage subsisting on the date of notification;
- (e) any party in whose favour any charge or lien is created, including charges registered under the Companies Act, 2013 shall intimate all the charges and liens which are in force as on the date of notification;
- (f) any petitioner shall intimate, about all the pending actions as on the date of notification, like appointment of receiver in any insolvency petition, or writ or an order made by any court for enforcing a judgment or recognizance of any deed of arrangement or arbitration or settlement;
- (g) any interested party, shall intimate about all the Powers of Attorney and development agreement which are in force authorizing to sell or develop or construct any notified property;
- (h) any party to the document, shall intimate about the document pertaining to any right, title or interest relating to or affecting any notified property:

Provided that, the above intimation is not necessary if any of the above pre-existing encumbrances, pending or completed actions are already reflected in the preliminary records notified under section 17:

26. Effect of non-intimation of existing issues

Failure to intimate any claim, restriction or dispute which is not appearing in preliminary records within the period of ninety days from the date of notification under section 17 and to obtain the certificate of recording of such claim or dispute and if required, to submit the same to the concerned statutory Authority or Court shall result in the following consequences, as the case may be, till such certificate of recording of claim or dispute is produced :—

- (1) Pending actions in any Courts, statutory Authorities, Tribunals being put on hold,
- (2) restrictions imposed by any competent Authority becoming inoperative,

- (3) Government transactions like transfers, etc., becoming inoperative,
- (4) mortgages, Charges and liens becoming unenforceable,
- (5) execution of any order, decree, award of any Court or Authority or Tribunal being put on hold,
- (6) any other rights over the property including Power of Attorney becoming so unenforceable.

27. Compulsory intimation of encumbrances, actions initiated, etc. after notification under Section 17

After the date of issue of the notification under section 17, it shall be incumbent upon any person mentioned hereunder to intimate, along with necessary documents, Title Registration Officer about the encumbrances and actions as detailed hereunder, affecting notified properties within thirty days from the date of such encumbrance or action and also to obtain a certificate of its recording and, if required, submit the same to the concerned statutory authority or courts within seven day of obtaining such certificate,—

- (a) the plaintiff or appellant, filing any suit, revision or appeal in any Court or Tribunals, shall intimate about such filing and file certificate of its recording before the Court or Tribunal within seven days of obtaining such certificate;
- (b) the decree holder or plaintiff or appellant or any other interested person, shall intimate about decree, judgment or order resolving dispute recorded in Register of disputes, and file certificate of its recording before the court or tribunal within seven days of obtaining such certificate;
- (c) every public Authority competent to impose or remove any restriction or prohibition on any property under any law, shall intimate the fact of any notification or order issued imposing or removing any restriction or prohibition;
- (d) any officer of the Government competent to, -
 - (i) pass an order of land acquisition, alienation, assignment, partition, grant, shall intimate regularization of occupation, etc., or the revocation thereof;
 - (ii) undertake a transaction like sale or lease or cancelation thereof affecting notified properties, shall intimate the fact of passing of such order or undertaking of such transaction;
- (e) the Taluka Level Survey officer, shall intimate about any survey activity such as sub-division, amalgamation, etc., affecting right, title or interest;

- (f) the competent planning authority, shall intimate about any approval or modification of plans or layouts approving or modifying different uses;
- (g) the competent planning authority approving the Development Plan or Regional Plan, shall intimate about any plan or reservation;
- (h) any person, bank or any financial institution creating equitable mortgage or extinguishing any equitable mortgage which is recorded in the register of charges and covenants, shall intimate the fact of such creation or extinction;
- (i) any person, bank or any financial institution creating or satisfying any charge or lien including a charge under the Companies Act, 2013 shall intimate about the fact of such creation or satisfaction ;
- (j) the petitioner concerned, shall intimate about all actions relating to appointment or removal of a receiver in any insolvency petition, or writ or an order affecting immovable properties made by any court for the purposes of enforcing a Judgment or recognizance of any deed of arrangement, arbitration, settlement, merger-demerger, failing which it will be rendered unenforceable ;
- (k) the petitioner or administrator concerned, shall intimate about Probates and letters of administration;
- (l) any competent officer or authority under any recovery Act, shall intimate about Sale Certificate issued by him;
- (m) the Licensor, shall intimate about the Agreement of Leave and License.

28. Effect of non-intimation of encumbrances, actions initiated etc. after notification under Section 17.

Notwithstanding anything contained in any other law for the time being in force, —

- (1) initiation of Proceedings in any suit, revision or appeal,
- (2) initiation of actions in any Courts, statutory Authorities or Tribunals,
- (3) restriction imposed or its removal by any Competent Authority,
- (4) orders of transactions undertaken by an officer of the Government competent to do the same,
- (5) changes resulting from any survey activity,
- (6) approval or modification of plans or layouts,
- (7) implementation of the Development Plan or Regional Plan,
- (8) creation or relinquishment of equitable mortgages,
- (9) creation or satisfaction of charge or lien,

- (10) execution of any order, decree, award of or order relating to appointment of receiver by any Court or authority or Tribunal,
- (11) implementation of Probates and letters of administration,
- (12) effect of the Sale Certificate,
- (13) effect of the Leave and Licenses,

can occur or come into force only on intimating, as detailed in section 27, within the period specified therein and obtaining the certificate of recording thereof and if required, submitting the same to the concerned statutory authority or Courts.

29. Procedure of intimation and Recording thereof

(1) The intimation as prescribed in section 25 and 27 along with all prescribed forms and documents relating to the encumbrances, actions initiated, etc. shall be submitted to the Title Registration Officer concerned, in person or through any mode including electronic filing prescribed by the Authority in this behalf —

- (a) by the person, Public authority, officer or institution as the case may be responsible for giving such intimation; or
- (b) by the duly authorized agent of such person, representative or assignee.

(2) Upon receipt of such intimation, the Title Registration Officer shall thereupon enquire, verify and satisfy himself, —

- (i) that the intimation is in prescribed form and contains all the required information,
- (ii) that the subject property under the transaction is duly described in its entirety by the distinct identity number assigned by the Authority under provisions of this Act,
- (iii) that such intimation is given by the persons by whom it purports to have been given,

(3) Upon satisfying himself in accordance with the sub section (2) the Title Registration Officer shall accept the intimation and shall proceed to record the same as per the procedure laid down in subsection (1) of section 32. If he is not satisfied, he shall refuse to record the intimation.

30. Compulsory presentation of Application for Transaction

(1) Notwithstanding anything contained in the Transfer of Property Act, 1882, the Registration Act, 1908 and any other law for the time being in force, after the date of issue of notification under section 17, any owner or title holder or claimant of a notified immovable

property situated in a notified area shall present the Application for Transaction to the Title Registration Officer, in such form and in such manner as may be prescribed in respect of all agreements, acts or transactions which purports or operates to create, declares, assigns, limits or extinguishes, whether in present or in future, any right, title or interest, whether vested or contingent, in such immovable property including the transactions listed in the Schedule I:

Provided that, the testator may file a about his will, if he wants to do so:

Provided further that, for the transaction covered under sub-section (d) of section 27, intimation under that section shall be sufficient and no filing of Application for Transaction under this section shall be required.

- (2) Notwithstanding anything contained in the Indian Stamp Act, 1899, the (Name of the State) Stamp Act, or any other law for the time being in force, an application or an intimation in accordance with this Chapter shall be considered to be an, instrument' under the Indian Stamp Act, 1899 and the (Name of the State) Stamp Act, for the purposes of levy of stamp duty under the relevant Act.

31. Procedure of Presentation of Application for Transaction and Registration thereof

(1) The Application for Transaction along with all prescribed forms and documents relating to the action or transaction shall be presented to the Title Registration Officer concerned, —

(a) by the transferor or transferee; or

(b) by the duly authorized power of attorney holder, representative or assignee.

Explanation. — For the purposes of this Act, a power of attorney duly executed in accordance with the Powers of Attorney Act, 1882 registered under this Act in the prescribed manner or authenticated or registered under the Registration Act, 1908 where it is applicable, constitute due authorization:

Provided that, the Title Registration Officer may, at his discretion accept the Application for Transaction or intimation on transaction at the private residence or hospital or jail from a person who is unable to attend the office, after recording the reasons thereof in writing in such manner as may be prescribed.

(2) Upon presentation of Application for Transaction, the Title Registration Officer shall thereupon enquire, verify and satisfy himself, —

(i) that the Application for Transaction is in prescribed form and contains all the required information,

(ii) that the transaction is not in violation of any enactment in force,

- (iii) that the subject property under the transaction is duly described in its entirety by the distinct identity number assigned by the Authority under provisions of this Act,
- (iv) that such application is filed by the persons by whom it purports to have been filed,
- (v) that the transferor has rights, title and powers to transfer or transact in full or any part of right, title and interest over such property,
- (vi) that such persons are wilfully admitting the transaction,
- (vii) about the identity of the such person in such manner as may be prescribed.

(3) Upon satisfying himself in accordance with the sub section (2), the Title Registration Officer shall register transaction. If he is not satisfied, he shall refuse to register the transaction.

32. Recording of intimation or Registration and issuance of certificate by the Title Registration Officer

(1) Upon the satisfaction in accordance with section 29 to accept the intimation received in accordance with section 25 or 27 and on verification of payment of applicable stamp duty and any other duty or fee, the Title Registration Officer concerned shall enter it in the Register of Disputes or Register of Charges and Covenants, as the case may be, make an entry to that effect in Register of Titles and issue a certificate of recording to the concerned.

(2) Upon his satisfaction to register the transaction, in accordance with section 31 and on verification of payment of applicable stamp duty and any other duty or fee, the Title Registration Officer concerned shall effect that transaction in the Register of Titles or Register of Charges and Covenants and issue a certificate of recording to the concerned.

(3) The Authority may decide on the time limit for completing various activities by the Title Registration Officer and notify the same under the (Name of the State) Right to Public Services Act ****.

Provided that, the Authority may enumerate, if found feasible, the procedure for automatic entry in the relevant registers and the issuance of certificate of recording, in case of intimation of facts covered under section 25 and 27.

33. Record of Succession

(1) In case of death of an individual whose name is entered as Title Holder in the Register of Titles, Charge holder in the Register of Charges and Covenants or disputing party in the Register of Disputes, the legal heirs of such deceased shall file an application in the

prescribed manner to the Title Registration Officer concerned for record of succession and for replacing the name of the deceased with their names in the aforesaid Registers:

Provided that, the Title Registration Officer can *suo-moto* initiate the process of record of succession.

(2) The Title Registration Officer concerned, upon receipt of an application under sub-section (1) or on initiation of *suo-moto* proceedings, shall issue a public notice in the prescribed manner calling for claims and objections and after conducting such enquiry as may be prescribed, pass an order recording or refusing to record succession in favour of any individual or individuals:

(3) Upon passing of the order of recording of succession under sub-section (2), the Title Registration Officer concerned shall proceed to replace the entries in the relevant registers.

34. Reasons for refusal to be recorded

(1) The Title Registration Officer refusing to accept an intimation under section 29 or to register a Transaction under section 31 or to grant succession under section 33 shall make an order to that effect within three days duly recording the reasons thereof and give a copy thereof immediately to the person giving intimation, presenting the Application for Transaction or making application for succession.

(2) Appeal provisions under sections 17, 21, 22 and 23 are applicable *mutatis mutandis* against the order passed by the Title Registration Officer under subsection (1).

(3) If the order of the Land Dispute Resolution Officer, Land Titling Appellate Tribunal or the High Court directs that the intimation or the Application for Transaction be accepted, as the case may be, and the intimation is duly submitted or the Application for Transaction is duly presented for registration of transaction, such intimation or registration shall take effect as if intimation or the Application for Transaction had been accepted when it was first duly submitted. If such order directs that the succession be granted, the Title Registration Officer concerned shall proceed to replace the entries in the relevant registers accordingly immediately after receiving such order.

35. Effect of entries

An entry made in the Register of Titles or Register of Charges and Covenants in pursuance of an Application for Transaction or intimation on transaction has effect of transfer of Title or recording of transaction from the time of accepting of the application by the Title Registration Officer.

36. Effect of non-recording or non-registration of agreement, transaction etc.

Notwithstanding anything contained in any other law for the time being in force, no agreement, transaction or act relating to immovable property required to be registered or recorded under this Act shall, —

- (a) affect any immovable property comprised therein, or
- (b) be received as evidence of any transaction affecting such property or conferring such power,

unless it has been registered or recorded under the provisions of this Act.

Explanation. —If the requirement of registration or recording under this Act is not complied with, the agreement, transfer, grant or creation of right or interest shall become void.

37. Powers to summon

(1) The Title Registration Officer, Land Dispute Resolution Officer and Land Titling Appellate Tribunal appointed under this Act for the purpose of holding an enquiry in the process of preparation and updation of Registers under this Act, shall have the same powers as are vested in a Civil Court under the Code of Civil Procedure, 1908, when hearing an objection or dispute, in respect of the following matters, namely:-

- (a) Summoning and enforcing the attendance of any person and examining him on oath;
- (b) requiring the discovery and production of documents;
- (c) receiving evidence on affidavits;
- (d) issuing commissions for the examination of witnesses of documents;
- (e) subject to the provisions of sections 123 and 124 of the Indian Evidence Act, 1872 requisitioning any public record or document or copy of such record or document from any office; and
- (f) any other matter, which may be prescribed.

(2) The Title Registration Officer may inspect or summon the production of any of the following documents records or registers in respect of immovable property within the notified area, during the process of holding an enquiry before ordering an entry in the Registers, viz.,

—

- (a) revenue records including survey records and records maintained under the (Name of the State) Land Revenue (Preparation and Maintenance of Record of Rights), Rules 1971,

- (b) registered documents and Records of Sub-Registrars and Registrars of Department of Registration and Stamps,
- (c) records of Government grants,
- (d) records of Gram Panchayat (Revision register, assessment or demand register, etc.),
- (e) records of Municipal Corporations or Municipal Councils or Nagar Panchayats or Cantonments (assessment or construction permission registers, etc.),
- (f) registers and Records of other Government Departments or local bodies or corporations, Records of Courts and other *quasi-judicial* Government organizations,
- (g) such other documents or records or registers that may be required or prescribed

38. Proceedings of Land Dispute Resolution Officer and Land Titling Appellate Tribunal

(1) The Land Dispute Resolution Officer and the Land Titling Appellate Tribunal shall not be bound by the procedure laid down by the Code of Civil Procedure, but shall be guided by the principles of natural justice.

(2) Subject to the provisions of this Act and Rules framed thereunder, the Land Dispute Resolution Officer and the Land Titling Appellate Tribunal may regulate its procedure, including duration of oral hearings, when granted, and times of its inquiry.

(2) All proceedings before the Land Dispute Resolution Officer and Land Titling Appellate Tribunal shall be deemed to be judicial proceedings, within the meaning of sections 193 and 228 for the purpose of section 196 of the Indian Penal Code, and the Land Dispute Resolution Officer or the Land Titling Appellate Tribunal, shall be deemed to be a Civil Court for the purposes of section 195 and Chapter XXVI of the Code of Criminal Procedure, 1973.

CHAPTER V Maintenance of Registers

39. Maintenance of Registers

(1) The Register of Titles, Register of Disputes and Register of Charges and Covenants shall be maintained and updated in such manner and in such form as may be prescribed.

(2) The Title Registration Officer concerned, or any other officer authorized in this behalf by the Authority, may change, alter, amend, modify and update any entry in respect of any immovable property in the Register of Titles, Register of Disputes, Register of Covenants and Charges in such manner as may be prescribed.

(3) For the purpose of this section and section 16, the officer mentioned is hereinabove shall exercise all the powers of a Survey Officer as mentioned in the (Name of the State) Land Revenue Code, ****.

40. Rectification of entries

(1) A person aggrieved by any clerical error, such as spelling mistake, clerical error- error in recording the address etc in the Register of Titles or Register of Disputes or Register of Charges and Covenants may file an application for its correction with the Title Registration Officer.

(2) The Title Registration Officer concerned, after such inquiry as may be prescribed shall pass an appropriate order after duly recording the reasons there for.

41. Legal effect of recording and registration-Proof of Title

Any title recorded in the Register of Titles in accordance with the provisions of this Act, shall be considered as proof of the conclusive title of the title holder subject to the entries in the Register of Charges and Covenants and in the Register of Disputes.

42. Registers to be Electronic

All registers to be maintained by the Authority shall be maintained in electronic form or any other form as prescribed, in the manner and subject to safeguards, as may be prescribed by the Authority in this regard.

43. Evidentiary value of Electronic records:

Notwithstanding anything contained in any other law for the time being in force, sections 3,17, 22A, 34, 35, 39, 47k 59, 65B, 73A, 81 A, 85 A, 85B, 85 C, 88A and 90A, of the Indian Evidence Act 1872 shall be applicable to all electronic records under this Act.

44. Indemnification of Entries

The Government may, when it is satisfied that it is feasible to indemnify the records, by notification in this regard, introduce a system of guaranteed titling i.e. indemnifying the entries in its records, from such date and for such area as may be notified:

Provided that the system of indemnifying shall be in such manner as may be prescribed.

45. Access to Registers

(1) All information in the Registers shall be a matter of public record, open to inspection as may be prescribed.

(2) Any interested person may approach the Title Registration Officer for an extract of any information contained in the Registers maintained under this Act, and all such extracts and copies shall be issued under the seal of the Title Registration Officer or any officer authorized in this behalf by the Authority, on payment of such fees as may be prescribed :

Provided that whenever an extract of record of title is issued, it should contain information as in Register of Titles, Register of Disputes, Register of Charges and Covenants related to the particular property or entry, at the time of issue of such extract.

(3) A copy or extract from the Registers, given by the Authority or any officer authorized in this behalf, under its seal, shall be admissible as evidence, for the purpose of proving the entries relating to the immovable property comprised in the extract.

CHAPTER VI Miscellaneous

46. Finances

(1) The expenditure of the Authority may be borne out of the Consolidated Fund of the State, or through a grant, or through the revenues generated by the Authority itself.

(2) The Authority may levy and collect a fee for any of the services rendered, including indemnification of entries, documents issued, licenses granted, or information provided by it or by any of its officers. A Table of such fees decided to be levied from time to time shall be published in all the concerned offices of the Authority.

(3) The Authority may receive an interest on its deposits and returns from its investments. All these receipts shall be applied towards the expenditure of the Authority.

47. Collection of Duties, Taxes & Fees etc.

The Authority may collect any duty, tax, fee or levy for or on behalf of any Government or local body and remit it to such Government or local body after deducting a fee or collection charge as prescribed, for services rendered in such collection.

48. Budget and Accounts

(1) The Authority shall prepare in such form and at such time in each financial year as may be specified its budget for the next financial year showing the estimated receipts including grants

and expenditure. All the expenditure, as far as possible, shall be in accordance with this budget. The Authority may make provision for any contingencies.

(2) All incomes and expenditure of the Authority shall be accounted for on continuous basis. The books shall be closed at the end of the financial year and shall be audited by an auditor appointed by the Authority,

Provided that Auditors for the financial year shall be appointed by the Authority before the close of such financial year:

Provided that, accounts and funds of the Authority shall be subject to audit by the Comptroller and Auditor General of India.

(3) The Authority shall prepare, approve and put in place a suitable system of internal auditing.

49. Furnishing of reports

(1) The Authority shall prepare once in every year, in such form and at such time as may be prescribed, an annual report giving a true and full account of its activities during the previous year and copies of the report shall be forwarded to the Government.

(2) A copy of the report received under sub-section (1) shall be laid, as soon as may be after it is received, before the State Legislature.

Power of Collector to superintend and control Title Registration Officer

Every Title Registration officer shall perform the duties of his office under the superintendence and control of the Collector in whose district the office of such Title Registration officer is situate.

50. Penalties

(1) Where the Authority is of the opinion that any officer of Government or of public authority has, without any reasonable cause and persistently, failed to furnish any intimation or information to any officer or tribunal established under this Act, within the period specified, it shall recommend disciplinary action against such officer under the service rules applicable to him.

(2) In case of wilful concealment of information or deliberate furnishing of false information to any officer or tribunal established under this Act, the person or persons responsible shall be punishable under the relevant sections of Indian Penal Code.

51. Immunity for acts done in good faith

No suit, prosecution or other legal proceedings shall lie against any person for anything which is done or intended to be done in good faith in pursuance of this Act or any rule or notification made or issued there under.

52. Bar of jurisdiction of Civil Courts

No civil court shall have jurisdiction to entertain any proceedings in respect of any matter for which Title Registration Officer, Land Dispute Resolution Officer or Land Titling Appellate Tribunal established under this Act, are empowered by or under this Act to determine.

53. Power of Government to make Rules:

(1) The Government may, by notification in the *Official Gazette*, make rules for carrying out the purposes of this Act.

Provided that the Government may delegate the power to make Rules to the Authority.

(2) In particular and without prejudice to the generality of the foregoing powers, such rules may provide for the, —

(a) manner of preparation, compilation, maintenance and amendment of the Registers, and prescribing the forms in which they are to be compiled or maintained, the places at which, and the officer by whom Registers have to be maintained, and the officer by whom the said entries are to be verified and amended;

(b) maintenance of other records, registers, accounts, maps and plans to be maintained for the purpose of this Act and the manner and forms in which they shall be prepared and maintained;

(c) inspection of the records, registers and documents maintained under this Act and the fees for the grant of copies thereof or extracts therefrom;

(d) procedure to be followed in making enquiries and hearing appeals under this Act;

(e) manner of transferring Immovable property and any rights contained therein;

(f) procedure for appointment of various officers under this Act;

(g) salaries and terms of appointment of various officers under this Act;

(h) method of inquiry by the Title Registration officer before making entries in the Register of Titles;

(i) hearing of objections and public consultation;

(j) publication of notices;

(k) method for obtaining and filing of a Certificate of Recording;

- (l) issuance of notices;
- (m) use of biometric authentication including AADHAR or other identification;
- (n) recording of Charges, easementary rights and such other rights on the Immovable property;
- (o) prescribing fines, penalties and other actions to implement the provisions of this Act;
- (p) prescribing the fees for the services rendered, documents issued, licenses granted or information provided by the Authority;
- (q) any other matter necessary for implementing the provisions of Act.

(3) All rules made under this Act shall be subject to the condition of previous publication.

(4) Every rule made under this Act shall be laid, as soon as may be, after it is made, before each House of the State Legislature, while it is in session for a total period of thirty days, which may be comprised in one session or in two or more successive sessions, and if, before the expiry of the session in which it is so laid or the session immediately following, both Houses agree in making any modification in rule or both Houses agree that the rule should not be made, and notify their decision to that effect in the *Official Gazette*, the rule shall from the date of publication of such decision in the *Official Gazette*, have effect only in such modified form or be of no effect, as the case may be, so however, that any such modification or annulment shall be without prejudice to the validity of anything previously done or omitted to be done under that rule.

54. Removal of Difficulties

(1) If any difficulty arises in giving effect to the provisions of this Act, the Government may, as occasion arises, by an order published in the *Official Gazette*, do anything not inconsistent with the provisions of this Act, which appears to it to be necessary or expedient for the purposes of removing the difficulty.

(2) Every order made under sub-section (1) shall be laid, as soon as may be, after it is made, before each House of the State Legislature.

55. Amendment in relevant laws

All the laws mentioned in the Schedule shall stand amended as mentioned in the Schedule II, insofar as their applicability to the areas and properties notified under this Act.

56. Savings

(1) For the removal of doubts, it is hereby stated that, in case of any inconsistency between the provisions of this Act and any other Act, the provisions of this Act shall prevail.

(2) Notwithstanding anything contained in sub-section (1) -

- (i) all directives issued, before the commencement of this Act, by the Government under the enactments specified in the Schedule shall continue to apply for the period for which such directions were issued by the Government.
- (ii) the provisions of the enactments specified in the Schedule, not inconsistent with the provisions of this Act, shall apply to the State of [Name of State].
- (iii) the Government may as and when considered necessary by notification, amend Schedule I.

SCHEDULE I

(see section 29)

Types of transactions affecting Title of immovable property which needs to be registered:

- (a) Sale;
- (b) Gift;
- (c) Leases of any duration and their cancellation or surrender;
- (d) Contracts, by whatever name called, to transfer for consideration, any immovable property for the purpose of section 53 A of the Transfer of Property Act, 1882, including an Agreement to sell;
- (e) Mortgages other than the equitable mortgage and their relinquishment;
- (f) Development agreements relating to immovable property;
- (g) All mergers or amalgamations, demergers of companies involving immovable property;
- (h) All transfers of immovable property after constitution, retirement or dissolution of partnership including Limited Liability partnership;
- (i) Transfer or assignment of any decree or order of a Court or any award when such decree or order or award which purports or operates to create, declare, assign, limit or extinguish, whether in present or in future, any right title or interest, whether vested or contingent, to or in immovable property;
- (j) Partition;
- (k) Family settlement involving immovable property;
- (l) Grant of easementary right, appurtenant rights, terrace rights, air rights attached to immovable property;

- (m) Any will affecting the right, title and interest in immovable property, if the testator is willing to disclose or is deceased;
- (n) Any other transactions which purports or operates, creates, declares, assigns, limits or extinguishes, whether in present or in future any right, title or interests, whether vested or contingent, to or in immovable property.
- (o) Power of Attorney, whether General or special, authorizing the Agent to undertake any activity listed above in this Schedule.

SCHEDULE II
PART I

Amendments to the Indian Stamp Act, 1899 (in whichever State it is necessary)

(1) Section 2, sub-clause 12 shall be substituted with:

Section 2 (12) - 'Executed' and 'execution' used with reference to instruments, mean 'signed' and 'signature'.

The terms 'signed' and 'signature' also include an electronic record which can be attributed to the originator.

(2) Section 2, sub-clause 14 shall be substituted with:

Section 2 (14) – 'Instrument includes every document by which any right or liability is, or purports to be created, transferred, limited, extended, extinguished or recorded.

The term document also includes any electronic record, meaning data, record or data generated, image or sound stored, received or sent in an electronic form or microfilm or computer-generated microfiche or any other mode of electronic/digital data storage.'

PART II

Amendments to the Surveys and Boundaries Act, 1923 (in whichever State it is necessary)

After Chapter III, the following chapter shall be inserted -

'Chapter IIIA: Survey of all immovable properties in the [Name of State]

Section 21A. Power to survey buildings and flats

The State Land Authority shall direct the survey of all immovable property, portions and boundaries thereof in the [Name of State]. The [State] Land Authority may duly publish a notification in the Official Gazette designating appropriate persons in this regard.

Notwithstanding the generality of the sub-section (1), the officer or Authority to whom the power is delegated under sub-section (1), shall direct the survey of all buildings, flats and individual households and such other portions of immovable property, in the manner prescribed.

Section 21B. Assigning unique identification number

Immovable property surveyed under this Act, shall be identified by the unique identification number, prescribed by the State Land Authority under the [Name of State] Land Titling Act (year to be inserted).'

MEMORANDUM REGARDING DELEGATED LEGISLATION.

The Bill involves the following proposals for delegation of legislative power, namely: —

Clause 1(2). —Under this clause, power is taken to the State Government, to issue notification in the *Official Gazette* to bring the Act into force different dates for different areas and different types of immovable properties.

Clause 3. —Under this clause, power is taken to the State Government, to direct by notification in the *Official Gazette* establishment of a system of title registration for all or any type of immovable properties in area specified therein.

Clause 4—Under this clause, power is taken to the State Government, to establish an Authority to be known as "the (Name of the State) Land Titling Authority', by notification in the *Official Gazette*.

Clause 5. —Under this clause, power is taken to the State Government, —

(a) in sub-clause (8) thereof, to prescribe, by rules, the salary, allowances and other terms and conditions of service of the Chairperson and the Commissioner Land Titling Authority;

(6) in sub-clause (9) thereof, to prescribe, by rules, the powers and duties of the Chairperson, Commissioner Land Titling and Members.

Clause 6. —Under this clause, power is taken to the State Government to prescribe fees levied for services rendered, documents issued, licenses granted.

Clause 7 (6). —Under this clause, power is taken to the State Government, to prescribe, by the rules, to provide electronic form and manner of filing application and intimations pertaining to transfer of immovable property in the notified area.

Clause 12. —Under this clause, power is taken to the State Government to prescribe, by the rules, the manner and form of Register of Titles, Register of Disputes and the Register of Charges.

Clause 17 (1). —Under this clause, power is taken to the State Government to prescribe, by the rules, the manner of the publication of the Preliminary Record.

Clause 21(1). —Under this clause, power is taken to the State Government to prescribe, by the rules, the procedure for hearing and manner of conducting enquiry in the appeal by the Land Dispute Resolution Officer.

Clause 30. —Under this clause, power is taken to the State Government to, —

in sub-clause (1) thereof, to prescribe, by rules, the form of Application for Transaction and the manner in which it is to be presented to the

in clause (2) thereof, to prescribe, by the rules, the manner of registration of Transaction.

Clause 31 (1) and (2). -Under this clause, power is taken to the State Government, to prescribe the manner of accepting Application for Transaction or intimation and manner in which Title Registration Officer shall satisfy about identity of person.

Clause 33.- Under this clause, power is taken to the State Government, to prescribe the manner of deciding the succession of the heirs.

Clause 38(1). -Under this clause, power is taken to the State Government, to prescribe the procedure of the Land Dispute Resolution Officer and Land Titling Appellate Tribunal.

Clause 39(1). —Under this clause, power is taken to the State Government, to prescribe manner and form of the Register of Titles, Register of Disputes and Register of Charges and Covenants and its maintenance.

Clause 40(2). —Under this clause, power is taken to the State Government, to prescribe the manner of conducting inquiry by the Title Registration Officer.

Clause 44.-Under this clause, power is taken to the State Government, to prescribe by rules manner of system of indemnifying records.

Clause 45(2). -Under this clause, power is taken to the State Government, to prescribe the manner of inspection of records and fees thereof.

Clause 47. —Under this clause, power is taken to the State Government to prescribe the fee or collection charges for services rendered by the Authority.

Clause 49(1). —Under this clause, power is taken to the State Government, to prescribe the form of annual report and the time thereof.

Clause 54(1). -Under this clause, power is taken to the State Government, to make rules, by notification in the *Official Gazette* for the purposes of the Act.

Clause 55. —Under this clause, power is taken to the State Government to issue, an order, for removing any difficulty which may arise in giving effect to the provisions of the Act.

2. The above-mentioned proposals for delegation of legislative power are of normal character.

Forms for Land Titling Rules, 20**
(Maharashtra Draft)

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Form I: Register of Titles
(See Rule 3(1))

Name of TRO	Name of the District				Name of the Taluka			Name of Mandal			Name of Village		
S.No.	Property Description				Title Holder details						Details of Rights or Interest (Owner, Lease, etc.) (in case of Lease Period in yrs.)		
	Unique Property Number	Old Number and Type of the number	Area (with unit)	Built-up Area (if any) with unit	Name	Address	Legal Entity Type	Extent of Share (in %)	Contact Number	UID or Company Registration Number			
1	2(a)	2(b)	2(c)	2(d)	3(a)	3(b)	3(c)	3(d)	3(e)	3(f)		4	
Charges and Covenants (if any)				Disputes (if any)			Transfer details						Remarks
Date of Creation	Brief Description	Corresponding entry number in the RoCC*	Date of discharge or removal of covenant	Corresponding entry number in the RoCC	Date on which dispute is raised	Brief Description	Entry no. in the RoD	Date of Transfer	Type of transfer	Details of Transfer	Transferred to whom	Corresponding entry number of Transferee details	
5(a)	5(b)	5(c)	5(d)	5(e)	6(a)	6(b)	6(c)	7(a)	7(b)	7(c)	7(d)	7(e)	8

* RoT - Register of Titles; RoD – Register of Disputes; RoCC – Register of Charges and Covenants

Form II: Register of Disputes
(See Rule 3(2))

Name of TRO	Name of the District	Name of the Taluka	Name of Mandal	Name of Village								
S.No.	Property Description	Disputes										Remarks
	Unique Property Number	Date on which dispute is raised	Case no. / Reference no.	Officer, court or tribunal before whom such dispute is pending	Names and other details of the Parties involved	Details of Dispute	Status of Dispute	Date of Interim Order	Details of Interim Order	Date of decision	Particulars of resolution/order	
1	2(a)	3(a)	3(b)	3(c)	3(d)	3(e)	3(f)	3(g)	3(h)	3(i)	3(j)	

Form III: Register of Covenants and Charges
(See Rule 3(3))

Name of TRO		Name of the District		Name of the Taluka		Name of Mandal		Name of Village	
S.No.	Property Description	Charges and Covenants						Remarks	
	Unique Property Number	Date of creation of Charge / Covenant	Type of Charge / Covenant	Value of Charge / Covenant	Name of the Charge / Covenant Holder	Details of Document / Order creating Charge / Covenant	Date and details of discharge		
1	2(a)	3(a)	3(b)	3(c)	3(d)	3(e)	3(f)	4	

Form IV
Notification of Preliminary Record
[See Rule 4(1)] Section

Office of the Title Registration Officer (.....)

Address:

Date:

(Name of the State) Land Titling Act, 20**.

No. -----;

Whereas, the Taluka /village (.....) has been notified under the section 3 of the (Name of the State) Land Titling Act, 20** (herein after referred as 'the Act') and;

Whereas, Register of Title, Register of Disputes and Register of Charges and Covenants have been prepared by following due procedure under section 16 of the Act in respect of the immovable properties in the said area, which are listed in the Schedule to this notification;

Therefore, in exercise of the powers conferred by the subsection (1) of the section 17 of the said Act, the Title Registration Officer (.....) hereby-

- a) publish the same Registers as Preliminary Record, and;
- b) inform the public that the said Preliminary Record is available in the online portal/website as well as at the office of the Title Registration Office at < Address> for inspection for ninety days from the date of this notification on any working day between 10 am to 5 pm, and;
- c) invite persons having any claim or objection to the said record notified on the basis of any right, title or interest of whatsoever nature, to file objection or claim along with supporting documents within ninety days from the date of this notification, either in person or by an agent duly authorized in this regard, on the above mentioned online portal or at the above mentioned office. Any person in public interest may bring the fact of Government or public ownership of any property to the knowledge of Title Registration Officer and such information shall be treated as an objection, and;
- d) also notify that all the claims and objections received in response to this notification would be available online at <http://> and at the office of the Title Registration Officer, and;
- e) Also inform the public that from the date of this notification, for any transaction affecting any immovable property listed in the schedule, there is no need to register any document with the sub-Registrar office, but need to intimate/register the transaction with the Title Registration Officer.
- f) Also inform the public that from the date of this notification, Registration Act is no longer applicable to the notified immovable properties. Any action, event or transaction including Sale, Gift, Lease, Mortgage, etc. should be intimated or registered with the Title Registration Officer and failure to do this will result in these actions/transactions becoming unenforceable.

seal

Title Registration Officer.....

Form V
Schedule to Notification of Preliminary Record

Immovable properties covered in the Preliminary Record

Village: Tal:..... District:

Property details			Title Holder details			Disputes			Charge / Covenant		
Sr. No	Unique ID/ Attribute Type (Survey No/CTS No/Final Plot no etc.) and Number	Area (with unit)	Name	Extent of Share (in %)	Details of Rights or Interest (Ownership, Lease, etc.) (in case of lease, period in yrs.)	Case no/ Reference no.	Officer, court or tribunal before whom such dispute is pending	Details of Dispute	Type of Charge/ Covenant	Value of Charge/ Covenant	Name of the Charge/ Covenant Holder
1	2(a)	2(b)	3(a)	3(b)	3(c)	4(a)	4(b)	4(c)	5(a)	5(b)	5(c)

Form-VI Part I

Form for filing claim or objection under Section 17(3) of the (Name of the State) Land Titling Act, 20**

[(see Rule 5(i))]

(To be submitted in duplicate, if not submitted electronically)

To,

Title Registration Officer, (.....)

I/we am/are filing claim/objection under subsection (3) of the section 17 of the (Name of the State) Land Titling Act, 20**, to the Preliminary Record of Village_____, Tal_____, Dist_____.

1.	Name of the person/s who want to file claim/objection	
	Address for Communication	
	Contact Number	
	Email id:	
2	Name of the Authorized person (if any)	
	Address	
	Contact Number	
	Email id:	
4	Details of property regarding which claim/objection is being filed	
	4.1. The Register and the Serial Number of the column in dispute (if applicable)	
	4.2 Attribute Type (Survey No/CTS No/Final Plot no etc.) and Number	
5	Claim/ Objection, in detail	
6	Remark/Additional Information (if any)	
7	Document enclosed in support of claim/objection	1 2. 3

Please consider this claim/objection and modify/edit the entry in the records accordingly.

Date:

(Signature and Name of the person filing claim or the person authorised by him)

Form VI Part II

Acknowledgment of the claim/objection

[See Rule 5(iii)]

The above claim/objection in Form VI Part I, in respect of the property no.....at Village.....has been received fromon <date>.The acknowledgement number is

Seal

Title Registration Officer,

(.....)

Form-VII

Registers of claim or objection received under Section 17(3) or section 19(1) of the (Name of the State) Land Titling Act, 20**
[(see Rule 5(4))]

Office of the TRO, _____ Taluka, _____ District. _____

Sr.No.	Ack number /date of the claim	Pertaining to which Register	Property details		Details of the Applicant				Action Taken on the Claim/ objection	Date of Action
			Village	Unique ID or Attribute type (Survey No/CTS No/Final Plot no etc.) and Number	Name	Address	Contact Number/ email id	Claim/ Objection in brief		
1	2	3	4	5	6(a)	6(b)	6(c)	7	8	9

Form VIII
Notification of Record of Presumptive Title
[See Rule 6(1)]

Office of the (Name of the State) Land Titling Authority
Address:

Date:

(Name of the
State) Land
Titling Act,
20**.

No. -----;

Whereas, the Taluka /village (.....) has been notified under the section 3 of the (Name of the State) Land Titling Act, 20** (herein after referred as 'the Act') and;

Whereas, by following due procedure under section 16 of the said Act, the Title Registration Officer has prepared the Register of Title, Register of Disputes and Register of Charges and Covenants mentioned in sections 13 to 15 respectively, of the said Act, in respect of all immovable properties in the said area;

Whereas, the procedure in accordance with section 17 of the said Act has been completed the immovable properties in the said area, which are listed in the Schedule to this notification;

Therefore, in exercise of the powers conferred by the subsection (1) of the section 18 of the said Act, (Name of the State) Land Titling Authority hereby notify the Register of Title, Register of Disputes and Register of Charges and Covenants as **Record of Presumptive Title** of the said immovable properties;

The Authority also declares that, the said Registers shall be available for public viewing for a period of 3 years from the date of issue of notification, in the offices of Title Registration Officer at (address) and Tahsildar..... and in the office of the Gram Panchayat / Municipality / Municipal Corporation as the case may be and shall be available on the online portal/website.....;

Any person aggrieved by any entry in the said Registers may file a claim or objection under section 19 of the said Act before the Title Registration Officer at (address) within three years from the date of this notification;

Any person in public interest may bring the fact of Government or public Ownership of any property to the knowledge of Title Registration Officer within the aforesaid limit and such information shall be treated as an objection.



Commissioner, Land Titling

Schedule

Immovable properties covered in the Record of presumptive Title

Village:, Tal: District:

Property details			Title Holder details			Disputes			Charge / Covenant		
Sr. No	Unique ID or Attribute type (Survey No/CTS No/Final Plot no etc.) and Number	Area (with unit)	Name	Extent of Share (in %)	Details of Rights or Interest (Ownership, Lease, etc.) (in case of lease, period in yrs.)	Case no/ Reference no.	Officer, court or tribunal before whom such dispute is pending	Details of Dispute	Type of Charge / Covenant	Value of Charge / Covenant	Name of the Charge/ Covenant Holder
1	2(a)	2(b)	3(a)	3(b)	3©	4(a)	4(b)	4(c)	5(a)	5(b)	5(c)

Form-IX (A)
Form for Intimation under section 25 (a) or section 27 (a) of the (Name of the State) Land Titling Act, 20 about the suit, revision or appeals**
[(See Rule 8(i)]

(To be submitted in duplicate, if not submitted through electronic mode)

To,
Title Registration Officer,
(.....)

In accordance with the provisions of the section 25(a)/ section 27(a) of the (Name of the State) Land Titling Act, 20**, the undersigned hereby intimate you about the suit, revision or appeal pending as on the date of notification/about new case being filed after notification[#] before Court or Tribunal related to the notified property as detailed hereunder.

1	Details of subject matter property of the suit, revision or appeal <i>(Pl add more sheets to add additional properties , if any)</i>			
		Prop 1	Prop 2 (if any)	Prop 2 (if any)
	1.1 Unique Property Number (if any)			
	1.2 District			
	1.3 Taluka			
	1.4 Village			
	1.5 Sr number in the Register (if any)			
	1.6 Attribute Type (Survey No/CTS No/Final Plot no etc.) and Number			
	1.7 Area with Unit			
	1.8 Built-up Area of (if any) with unit			
	1.9 Name of the Title Holder			
2	Details of suit, revision or appeal			
	2.1 Court or tribunal before whom such suit, revision or appeal is pending/filed			
	2.2 Case /Appeal/Revision No			
	2.3 Date of filing			
	2.4 Brief description of the dispute			
	2.5 Status of the case on the date of admission	On admission/Hearing/ interim stay [#]		
3	Details of parties to the suit, revision or appeal <i>(Pl add more sheets to add additional names, if any)</i>			
	3.1.1 Name of the plaintiff or appellant			
	3.1.2 Address			
	3.1.3 Contact Number			
	3.1.4 Email id:			
	3.2.1 Name of Opposite parties involved			
	3.2.2 Address			
	3.2.3 Contact Number			
	3.2.4 Email id:			
4	Details of the person intimating			

	4.1 Name of the person intimating	
	4.2 In which capacity he is intimating	plaintiff/ appellant [#]
	If the above person is intimating through PoA Holder, please attach hereto duly filled and signed Form XII	
5	Remark/Additional Information (if any)	
	5.1	
	5.2	
6	Documents attached	
	6.1. Certified copy of the order/certificate etc. issued by the officer of the Court/Tribunal showing the status of the suit, revision or appeal memo	
	6.2 Form XII (If applicable)	
	6.3 Power of Attorney/Authority Letter (if applicable)	

[#] *strike out whichever is not applicable*

Please take entry of the above intimated fact in the relevant Register and issue the Certificate of Recording as prescribed in the Section 32 of the said Act.

Date:

(Signature and Name of the plaintiff/ appellant[#]
or person authorised by him)

Certificate of Recording in Form XIII (A)

Note: On receipt of this Intimation, the Title Registration Officer shall endorse the Certificate of Recording in form XIII (A) on the original Intimation as well as on the copy produced along with it and shall return the copy to the person filing the Intimation.

Form-IX (B)
Form for Public Authorities for Intimation under Section 25 (b)/section 27(c) of the (Name of the State) Land Titling Act, 20 of imposing/ removal of restriction/Prohibition**
[(See Rule 8(i)]

(To be submitted in duplicate, if not submitted through electronic mode)

To,
 Title Registration Officer,
 (.....)

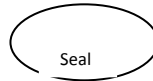
In accordance with the provisions of section 25(b) or section 27(c) of the (Name of the State) Land Titling Act, 20**, the undersigned hereby intimate you about the restriction/ prohibition imposed and which is in force on the date of notification / imposed after date of notification / removed after the date of notification # related to the notified property as detailed hereunder.

1	Details of property on which restriction/ prohibition [#] is imposed / removed [#]			
		Prop 1	Prop 2 (if any)	Prop 3 (if any)
	1.1 Unique Property Number (if any)			
	1.2 District			
	1.3 Taluka			
	1.4 Village			
	1.5 Sr number in the Register (if any)			
	1.6 Attribute Type (Survey No/CTS No/Final Plot no etc.) and Number			
	1.7 Area with Unit			
	1.8 Built-up Area of (if any) with unit			
	1.9 Name of the Title Holder			
2	Details of the owner/Title Holder of the property			
	2.1 Name of the public Authority			
	2.2 Address			
	2.3 Contact Number			
	2.4 Email id:			
3	Details of restriction or prohibition imposed			
	3.1 Date of imposing restriction or prohibition			
	3.2 Notification/order no			
	3.3 The Act according to which restriction or prohibition has been imposed			
	3.4 Particulars of restriction or prohibition			
4	Details of restriction / prohibition [#] removed			
	4.1 Date of removing restriction / prohibition [#]			
	4.2 Notification/order no			
	4.3 The Act according to which restriction or prohibition has been removed			

5	Details of public Authority imposing or removing [#] restriction / prohibition [#]	
	5.1 Name of the public Authority	
	5.2 Address	
	5.3 Contact Number	
	5.4 Email id:	
6	Remark/Additional Information (if any)	
	6.1	
	6.2	
7	Documents attached	
	7.1. copy of the Notification/order	
	7.2	

[#] *strike out whichever is not applicable*

Please take entry of the above intimated fact in the relevant Register and issue the Certificate of Recording as prescribed in the Section 32 of the said Act.



(Signature with Name and designation)

Certificate of Recording in Form XIII (A)

Note: On receipt of this Intimation, the Title Registration Officer shall endorse the Certificate of Recording in form XIII (A) on the original Intimation as well as on the copy produced along with it and shall return the copy to the person filing the Intimation.

Form- IX(C)

Form for officer of Government for Intimation under Section 25 (c)/section 27(d) of the (Name of the State) Land Titling Act, 20**

[(See Rule 8(i)]

(To be submitted in duplicate, if not submitted through electronic mode)

To,

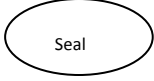
Title Registration Officer, (.....)

In accordance with the provisions of the section 25(c)/section 27(d) # of the (Name of the State) Land Titling Act, 20**, the undersigned hereby intimate you about the order/transaction undertaken prior to/ on or after the date of notification # related to the notified property as detailed hereunder.

1	Details of property which is subject matter of Order/Transaction	
	1.1 Unique Property Number (if any)	
	1.2 District	
	1.3 Taluka	
	1.4 Village	
	1.5 Sr number in the Register (if any)	
	1.6 Attribute Type (Survey No/CTS No/Final Plot no etc.) and Number	
	1.7 Area with Unit	
	1.8 Built-up Area of (if any) with unit	
2	Details of the Office passing order/notification	
	2.1 Name of the Office	
	2.2 Address	
	2.3 Contact Number	
	2.4 Email id:	
3	Details of Order/Transaction undertaken	
	3.1 Nature of Order/Transaction undertaken	Land acquisition/ alienation/ assignment/ grant/ regularization of occupation/sale/lease/.....
	3.2 Notification/order no and date	
	3.3 The Act according to which according this order/Transaction is undertaken	
	3.4 Brief description of Order/Transaction undertaken	
	3.5 Name of the original Title Holder	
	3.6 Name of the person/ office in whose favour the order/ transaction is	
	3.7 Amount paid, if any (like unearned income, compensation, etc.)	
4	Remark/Additional Information (if any)	
	4.1	
	4.2	
5	Documents attached	
	5.1. Certified Copy of the Notification/order	
	5.2	

strike out whichever is not applicable

Please take entry of the above intimated fact in the relevant Register and issue the Certificate of Recording as prescribed in the Section 32 of the said Act.



Date:
(Signature with Name and designation)

Certificate of Recording in Form XIII (A)

Note: On receipt of this Intimation, the Title Registration Officer shall endorse the Certificate of Recording in form XIII (A) on the original Intimation as well as on the copy produced along with it and shall return the copy to the person filing the Intimation.

Form-IX (D)

Form for Intimation under Section 25 (d),Section 25 (e), section 27 (h) or section 27 (i) of the (Name of the State) Land Titling Act, 20 about the Equitable Mortgage, charge or lien or it's satisfaction**
[(See Rule 8(i)]

(To be submitted in duplicate, if not submitted through electronic mode)

To,
Title Registration Officer,
(.....)


In accordance with the provisions of the section 25 (d)/ Section 25 (e)/ section 27 (h) / section 27 (i) #of the (Name of the State) Land Titling Act, 20**, the undersigned, hereby intimate you about the Equitable Mortgage/chargeor lien#subsisting on/created after/extinct or satisfied after#the date of notification, related to the notified propertyas detailed hereunder.

1	Details of property which is subject matter of Intimation	
	1.1 Unique Property Number (if any)	
	1.2 District	
	1.3 Taluka	
	1.4 Village	
	1.5 Sr number in the Register (if any)	
	1.6 Attribute Type (Survey No/CTS No/Final Plot no etc.) and Number	
	1.7 Area with Unit	
	1.8 Built-up Area of (if any) with unit	
2	Details of the Mortgagee /party in whose favour charge or lien is created#	
	2.1 Name of the Mortgagee /party	
	2.2 Branch name (if applicable)	
	2.3 IFSC (if applicable)	
	2.4 Address	
	2.5 Contact Number	
	2.6 Email id:	
	2.6 Name of the Signing officer	
	2.7 Designation	
3	Details of Name of the Mortgagor or the party against whom the charge or lien is	
	3.1 Name of the Mortgagor/party	
	3.2 Address	
	3.3 Contact Number	
	3.4 Email id:	
	3.5 Mortgagor account number.	
4	Loan Amount/ Value of charge or lien	
5	Details of creation Equitable Mortgage/ charge or lien#	
	OR	
5	In case of extinction,- Acknowledgement number and date of	

	Intimation of creation of Equitable Mortgage/ charge or lien [#]	
	Date on which Equitable Mortgage/ charge or lien [#] has been extinct or satisfied	
6	Remark/Additional Information (if any)	
	6.1	
	6.2	
7	Documents attached	
	7.1. Self-attested copy of the Memorandum/ Letter of repayment [#]	
	7.2	

[#] *strike out whichever is not applicable*

Please take entry of the above intimated fact in the relevant Register and issue the Certificate of Recording as prescribed in the Section 32 of the said Act.

 (Signature with Name and designation)

Certificate of Recording in Form XIII (A)

Note: On receipt of this Intimation, the Title Registration Officer shall endorse the Certificate of Recording in form XIII (A) on the original Intimation as well as on the copy produced along with it and shall return the copy to the person filing the Intimation.

Form-IX (E)

Form for Intimation under Section 25 (g) of the (Name of the State) Land Titling Act, 20 about Development Agreement or Power of attorney**

[(See Rule 8(i)]

(To be submitted in duplicate, if not submitted through electronic mode)

To,
Title Registration Officer,
(.....)

In accordance with the provisions of the section 25(g) of the (Name of the State) Land Titling Act, 20**, the undersigned hereby intimate you about the Powers of Attorney and Development Agreement which are in force on the date of notification authorizing to sell or develop or construct the notified property as detailed hereunder.

1	Details of subject matter property of the intimation	
	1.1 Unique Property Number (if any)	
	1.2 District	
	1.3 Taluka	
	1.4 Village	
	1.5 Sr number in the Register (if any)	
	1.6 Attribute Type (Survey No/CTS No/Final Plot no etc.) and Number	
	1.7 Area with Unit	
	1.8 Built-up Area of (if any) with unit	
2	Details of the Power of Attorney (if applicable)	
	2.1 Authorised by Power of Attorney to :	Sell /Develop/Construct /All
	2.2 Date of execution:	
	2.3 Consideration (if any)	
	2.4 Name of Sub Registrar office, Registration Number and Date (if Registered)	
	2.5 Stamp Duty Paid	
3	Details of the Development Agreement (if applicable)	
	3.1 Rights conferred by the agreement	Sale /Develop/Construct /All
	3.2 Date of execution:	
	3.3 Consideration (both cash and kind)	
	3.4 Name of Sub Registrar office, Registration Number and Date (if Registered)	
	3.5 Stamp Duty Paid	
4	Details of the parties(Pl add sheets to add additional parties , if any)	
	4.1.1 Name of the owner	
	4.1.2 Address	
	4.1.3 Contact Number	
	4.1.4 Email id:	
	4.2.1 Name of PoA Holder/Developer	
	4.2.2 Address	
	4.2.3 Contact Number	
	4.2.4 Email id:	

5	Details of the person intimating	
	5.1 Name of the person intimating	
	5.2 In which capacity he is intimating	PoA Holder/PoA Giver/Owner/Developer
	If the person in 5.1 is intimating through PoA Holder, please attach hereto duly filled and signed Form XII	
6	Remark/Additional Information (if any)	
	6.1	
	6.2	
7	Documents attached	
	7.1. Self-attested copy of the PoA and Development Agreement (if not available for online linking)	
	7.2 Form XII (if applicable)	
	7.3 PoA authorising for this intimation (if any)	

#*strike out whichever is not applicable*

Please take entry of the above intimated fact in the relevant Register and issue the Certificate of Recording as prescribed in the Section 32 of the said Act.

Date:

(Signature and Name of the PoA holder/
PoA Giver/Owner/Developer #or person authorised by him)

Certificate of Recording in Form XIII (A)

Note: On receipt of this Intimation, the Title Registration Officer shall endorse the Certificate of Recording in form XIII (A) on the original Intimation as well as on the copy produced along with it and shall return the copy to the person filing the Intimation.

Form-IX (F)

Form for Intimation under Section 25 (h) of the (Name of the State) Land Titling Act, 20 about document pertaining to right, title or interest**

[(See Rule 8(i)]

(To be submitted in duplicate, if not submitted through electronic mode)

To,
Title Registration Officer,
(.....)

In accordance with the provisions of the section 25(h) of the (Name of the State) Land Titling Act, 20**, the undersigned hereby intimate you about the document, existing as on the date of notification, pertaining to right, title or interest relating to or affecting the notified property as detailed hereunder.

1	Details of subject matter property of the intimation	
	1.1 Unique Property Number (if any)	
	1.2 District	
	1.3 Taluka	
	1.4 Village	
	1.5 Sr number in the Register (if any)	
	1.6 Attribute Type (Survey No/CTS No/Final Plot no etc.) and Number	
	1.7 Area with Unit	
	1.8 Built-up Area of (if any) with unit	
2	Details of the document	
	2.1 Type of document	
	2.2 Date of execution:	
	2.3 Details of rights, title or interests are conferred by the said documents	
	2.4 Consideration (if any in cash or kind)	
	2.5 Name of Sub Registrar office (SRO Code), Registration Number and Date (if Registered)	
	2.6 Stamp Duty Paid	
3	Details of the parties to the document(Pl add more sheets to add additional names)	
	3.1.1 Name of the Party of the first part	
	3.1.2 Capacity	
	3.1.3 Address	
	3.1.4 Contact Number	
	3.1.5 Email id	
	3.2.1 Name of the Party of the second	
	3.2.2 Capacity	
	3.2.3 Address	
	3.2.4 Contact Number	
	3.2.5 Email id	
4	Details of the person intimating	

	4.1 Name of the person intimating	
	4.2 In which capacity he is intimating	Party of the first part/second part
	If the person in 4.1 is intimating through PoA Holder, please attach hereto duly filled and signed Form XII	
5	Remark/Additional Information (if any)	
	5.1	
	5.2	
6	Documents attached	
	6.1. Self-attested copy of the document (if not available for online linking)	
	6.2 Form XII (If applicable)	
	6.3 Power of Attorney/Authority Letter [#] (If applicable)	

[#]strike out whichever is not applicable

Please take entry of the above intimated fact in the relevant Register and issue the Certificate of Recording as prescribed in the Section 32 of the said Act.

Date:

(Signature and Name of the party to the document
or person authorised by him)

Certificate of Recording in Form XIII (A)

Note: On receipt of this Intimation, the Title Registration Officer shall endorse the Certificate of Recording in form XIII (A) on the original Intimation as well as on the copy produced along with it and shall return the copy to the person filing the Intimation.

Form-IX (G)

Form for Intimation under Section 27 (b) of the (Name of the State) Land Titling Act, 20
about decree, judgment or order resolving dispute**

[(See Rule 8(i)]

(To be submitted in duplicate, if not submitted through electronic mode)

To,

Title Registration Officer,

(.....)

In accordance with the provisions of the section 27(b) of the (Name of the State) Land Titling Act, 20**, the undersigned hereby intimate you about the decree, judgment or order passed after the date of notification resolving the dispute recorded in Register of disputes as detailed hereunder.

1	Details of subject matter property of the intimation	
	1.1 Unique Property Number (if any)	
	1.2 District	
	1.3 Taluka	
	1.4 Village	
	1.5 Sr number in the Register (if any)	
	1.6 Attribute Type (Survey No/CTS No/Final Plot no etc.) and Number	
	1.7 Area with Unit	
	1.8 Built-up Area of (if any) with unit	
	1.9 Entry number in the Register of Dispute	
2	Details of decree, judgment or order	
	2.1 Court or Tribunal	
	2.2 Case /Appeal/Revision No	
	2.3 Date of order	
	2.4 Brief description of the dispute resolved	
3	Details of parties to the dispute <i>(Pl add more sheets to add additional names, if any)</i>	
	3.1.1 Name of the plaintiff or appellant	
	3.1.2 Address	
	3.1.3 Contact Number	
	3.1.4 Email id:	
	3.2.1 Name of Opposite parties involved (opp. party 1)	
	3.2.2 Address	
	3.2.3 Contact Number	
	3.2.4 Email id:	
4	Details of the person intimating	
	4.1 Name of the person intimating	
	4.2 In which capacity he is intimating	plaintiff/ appellant [#]
	If the person in 4.1 is intimating through PoA Holder, please attach hereto duly filled and signed Form XII	
5	Remark/Additional Information (if any)	

	5.1	
	5.2	
6	Documents attached	
	6.1. Certified copy of the decree, judgment or order	
	6.2 Form XII (if applicable)	
	6.3 Power of Attorney/Authority Letter [#] (if applicable)	

[#]*strike out whichever is not applicable*

Please take entry of the above intimated fact in the relevant Register and issue the Certificate of Recording as prescribed in the Section 32 of the said Act.

Date: (Signature with Name of plaintiff/appellant[#] or person authorised by him)

Certificate of Recording in Form XIII (A)

Note: On receipt of this Intimation, the Title Registration Officer shall endorse the Certificate of Recording in form XIII (A) on the original Intimation as well as on the copy produced along with it and shall return the copy to the person filing the Intimation.

Form-IX (H)

Form for Intimation under Section 27 (m) of the (Name of the State) Land Titling Act, 20 about the Agreement of Leave and License**

[(See Rule 8(i)]

(To be submitted in duplicate, if not submitted through electronic mode)

To,

Title Registration Officer,

(.....)

In accordance with the provisions of the section 27(m)of the (Name of the State) Land Titling Act, 20**, the undersigned hereby intimate you about the Agreement of Leave and License related to the notified property as detailed hereunder.

1	Details of subject matter property of the Agreement of Leave and License	
	1.1 Unique Property Number (if any)	
	1.2 District	
	1.3 Taluka	
	1.4 Village	
	1.5 Sr number in the Register (if any)	
	1.6 Attribute Type (Survey No/CTS No/Final Plot no etc.) and Number	
	1.7 Area with Unit	
	1.8 Built-up Area of (if any) with unit	
2	Details of parties (Pl add more sheets to add additional names, if any)	
	2.1.1 Name of the Licensor	
	2.1.2 Address	
	2.1.3 Contact Number	
	2.1.4 Email id:	
	2.2.1 Name of the Licensee	
	2.2.2 Address	
	2.2.3 Contact Number	
	2.2.4 Email id:	
3	If the Licensor is intimating through PoA Holder, please attach hereto duly filled and signed Form XII	
4	Terms of Leave& Licenses	
	4.1 Period of Licenses (in Months)	
	4.2 From & To	
5	Remark/Additional Information (if any)	
	5.1	
	5.2	
6	Documents attached	
	6.1. Form XII (If applicable)	
	6.2 Power of Attorney/Authority Letter (if applicable)	

strike out whichever is not applicable

Please take entry of the above intimated fact in the relevant Register and issue the Certificate of Recording as prescribed in the Section 32 of the said Act.

Date: (Signature and Name of Licensor or person authorised by him) -

Certificate of Recording in Form XIII (A)

Note: On receipt of this Intimation, the Title Registration Officer shall endorse the Certificate of Recording in form XIII (A) on the original Intimation as well as on the copy produced along with it and shall return the copy to the person filing the Intimation.

Form-IX (I)

**Form for Taluka Level Survey officer for Intimation under section 27(e)of the (Name of the State)
Land Titling Act, 20**
[(See Rule 8(i)]**

(To be submitted in duplicate, if not submitted through electronic mode)

To,
Title Registration Officer,
(.....)

In accordance with the provisions of the section 27(e)of the (Name of the State) Land Titling Act, 20**, the undersigned, hereby intimate you aboutsurvey activityaffecting entries in the Registersas detailed hereunder.

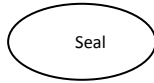
1	Details of property/properties which is/are subject matter of survey activity(<i>Pl add sheets to add additional properties, if any</i>)				
		Property 1	Prop 2 (if any)	Prop 2 (if any)	
	1.1 Unique Property Number (if any)				
	1.2 District				
	1.3 Taluka				
	1.4 Village				
	1.5 Sr number in the Register (if any)				
	1.6 Attribute Type (Survey No/CTS No/Final Plot no etc.) and Number				
	1.7 Area with Unit				
	1.8 Built-up Area of (if any) with unit				
	1.9 Name of the Title Holder				
	1.10 Total Area of properties under Survey				
2	Details of the Survey office				
	2.1 Name of the Office				
	2.2 Address				
	2.3Contact Number				
	2.4 Email id:				
3	Details of survey result				
	3.1 Type of survey activity	Measurement/ sub-division/ amalgamation [#]			
	3.2 Order no and date of survey				
	3.3 Brief description of survey result				
4	Details of measurement (if area is changed)(<i>Pl add sheets to add additional properties, if any</i>)				
	Attribute Type and Number		Revised Area	Unit	
	Attribute Type and Number		Revised Area	Unit	
5	Details of sub-divided plots (if applicable)(<i>Pl add sheets to add additional properties, if any</i>)				

	Attribute Type and Number		Area		Unit	
	Attribute Type and Number		Area		Unit	
	Total of the area of sub divided plots should be matched with the area mentioned in 1.7 or 1.10 as the case may be					
6	Details of amalgamated plot (if applicable)					
	Attribute Type and Number		Area		Area	
	Area of amalgamated plot should be matched with the area mentioned in 1.10					
7	Remark/Additional Information (if any)					
	7.1					
	7.2					
8	Documents attached					
	8.1. copy of the order					
	8.2. Copy of the revised map					

strike out whichever is not applicable

Please take entry of the above intimated fact in the relevant Register and issue the Certificate of Recording as prescribed in the Section 32 of the said Act.

Date:



(Signature with Name and designation of the
Planning Authority)

Certificate of Recording in Form XIII (A)

Note: On receipt of this Intimation, the Title Registration Officer shall endorse the Certificate of Recording in form XIII (A) on the original Intimation as well as on the copy produced along with it and shall return the copy to the person filing the Intimation.

Form-IX (J)

Form for competent planning authority for Intimation under section 27(f) of the (Name of the State) Land Titling Act, 20 about approval or modification of plans or layouts**

[(See Rule 8(i)]

(To be submitted in duplicate, if not submitted through electronic mode)

To,
Title Registration Officer,
(.....)

In accordance with the provisions of the section 27(f) of the (Name of the State) Land Titling Act, 20**, the undersigned hereby intimate you about approval or modification of plans or layouts approving or modifying different uses related to the notified property as detailed hereunder.

1	Details of property/properties which is/are subject matter of plans or layouts <i>(Pl add sheets for additional properties, if any)</i>			
		Property 1	Prop 2 (if any)	Prop 2 (if any)
	1.1 Unique Property Number (if any)			
	1.2 District			
	1.3 Taluka			
	1.4 Village			
	1.5 Sr number in the Register (if any)			
	1.6 Attribute Type (Survey No/CTS No/Final Plot no etc.) and Number			
	1.7 Area with Unit			
	1.8 Built-up Area of (if any) with unit			
	1.9 Name of the Title Holder			
	1.10 Total Area under planning with unit			
2	Details of the competent planning authority			
	2.1 Name of the Office			
	2.2 Address			
	2.3 Contact Number			
	2.4 Email id:			
3	Details of Activity			
	3.1 Type of activity	Approval/ modification of plans/ layouts approving or modifying different uses [#]		
	3.2 Order no and date			
	3.3 Brief description of order			
	3.4 In case of modification, the no and date of order which has been modified			
4	The statement of approved/modified [#] sub plots in the layout with their area and usage is annexed hereto.			
5	Remark/Additional Information (if any)			
	5.1			

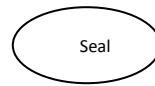
	5.2	
6	Documents attached	
	6.1. copy of the order	
	6.2 copy of the plan	

strike out whichever is not applicable

Please take entry of the above intimated fact in the relevant Register and issue the Certificate of Recording as prescribed in the Section 32 of the said Act.

Date:

(Signature with Name and designation of the planning authority)



Annexure to Form- IX (J)

Statement of approved/ modified[#] sub plots in the layout with their area and usage

Approval/Modification order number and date: ...

Village:.....

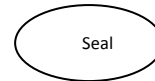
Unique ID/Attribute Type (Survey No/CTS No/Final Plot no etc.) and Number:

Total Area under planning/layout[#] with unit

Plot Number	Area with Unit	Usage (Residential, Commercial, Industrial etc.)
1		
2		
3		
4		
5		
6		
7		
8		
common areas		
Open spaces		
Area under Road surrendered to Local Body		

Date:

(Signature with Name and designation of the planning authority)



Certificate of Recording in Form XIII (A)

Note: On receipt of this Intimation, the Title Registration Officer shall endorse the Certificate of Recording in form XIII (A) on the original Intimation as well as on the copy produced along with it and shall return the copy to the person filing the Intimation.

Form-IX (k)

Form for competent planning authority for Intimation under section 27(g) of the (Name of the State) Land Titling Act, 20 about Development or Regional Plan**

[(See Rule 8(i)]

(To be submitted in duplicate, if not submitted through electronic mode)

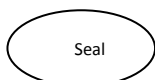
To,
Title Registration Officer,
(.....)

In accordance with the provisions of the section 27(g) of the (Name of the State) Land Titling Act, 20**, the undersigned as a competent planning authority approving the Development Plan or Regional Plan, hereby intimate you about Development Plan/Regional Plan[#] and the reservation related to the notified properties as detailed hereunder.

1	Details of the competent planning authority	
	2.1 Name of the Office	
	2.2 Address	
	2.3 Contact Number	
	2.4 Email id:	
2	For afresh plan :	
	2.1 Type of plan	Development Plan/Regional Plan [#]
	2.2 Status of plan	Draft/ Final [#]
	2.3 Act or Regulation under which the planning has been done	
	2.4 Notification/Order no and date	
	2.5 Date from which the plan is effective	
3	For change in plan :	
	3.1 Type of plan	Development Plan/Regional Plan
	3.2 Act or Regulation under which the Plan has been changed	
	3.3 Notification/Order no and date	
	3.4 Date from which the change in plan is effective	
4	List of the properties on which the plan/change in plan [#] is having an effect and the usage area under expansion of road, reservation etc. as per plan/changed plan [#] is annexed hereto	
5	Remark/Additional Information (if any)	
	5.1	
6	Documents attached	
	6.1. copy of the Notification/order	
	6.2 copy of the plan/ relevant portion of plan [#]	

[#]strike out whichever is not applicable

Please take entry of the above intimated fact in the relevant Register and issue the Certificate of Recording as prescribed in the Section 32 of the said Act.



Date:

(Signature with Name and designation of the planning authority)

Annexure

List of Villages showing the properties on which the plan/change in plan# is having an effect and the usage, area under expansion of road, reservation etc.

Type of Plan: Development Plan/Regional Plan#

Afresh Plan/Change in plan#

Status of plan: Draft/Final

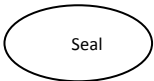
Notification/Order no of Plan/Change in plan# and date: ...

District:

Taluka:.....

Village	Attribute Type (Survey No/CTS No/Final Plot no etc.) and Number	Area with Unit	As per Plan/Change in plan#			
			Usage (Residential, Commercial, Industrial/ Agriculture/ No Development / Hill Top Hill slope etc.)	area under expansion of roads (if any)	Type of reservation and area underreservation (if any)	Any other Restriction with details

Date:



(Signature with Name and designation of the planning authority)

Certificate of Recording in Form XIII (A)

Note: On receipt of this Intimation, the Title Registration Officer shall endorse the Certificate of Recording in form XIII (A) on the original Intimation as well as on the copy produced along with it and shall return the copy to the person filing the Intimation.

Form-IX (L)
Form for Intimation of Probates/ Letters of administration under section 27 (k) of
the (Name of the State) Land Titling Act, 20**
[(See Rule 8(i)]

(To be submitted in duplicate, if not submitted through electronic mode)

To,
Title Registration Officer,
(.....)

In accordance with the provisions of the section 27(k) of the (Name of the State) Land Titling Act, 20**, the undersigned hereby intimate you about the Probates/Letters of administration[#] related to the notified property as detailed hereunder.

1	Details of subject matter property of the will for which the probate/letter of administration has been allowed <i>(Pl add more sheets to add additional properties , if any)</i>			
		Prop 1	Prop 2 (if any)	Prop 2 (if any)
	1.1 Unique Property Number (if any)			
	1.2 District			
	1.3 Taluka			
	1.4 Village			
	1.5 Sr number in the Register (if any)			
	1.6 Attribute Type (Survey No/CTS No/Final Plot no etc.) and Number			
	1.7 Area with Unit			
	1.8 Built-up Area of (if any) with unit			
	1.9 Name of the Title Holder			
2	Details of will			
	2.1 Name of testator			
	2.2 Date of will			
	2.3 Date of death of testator			
3	Details of Court who allowed the probate/letter of administration			
	3.1 Court			
	3.2 Case No			
	3.3 Date of order			
4	Details of Probate and Letter of Administration (if any) :			
	4.1 Name of the Administrator (if any)			
	4.2 Address			
	4.3 Contact Number			
	4.4 Email id			
	4.5 Brief of administration he has supposed to be perform			
	4.6 Details of person/s in whose favour the will has to be administrated <i>(Pl add more sheets to add additional properties or names, if any)</i>			
		Prop 1	Prop 2 (if any)	Prop 3(if any)
	4.6.1 Name of the plaintiff or appellant			

	4.6.2 Address			
	4.6.3 Contact Number			
	4.6.4 Email id:			
	4.6.5 extent of rights			
5	Details of the person intimating			
	5.1 Name of the person intimating			
	5.2 In which capacity he is intimating	petitioner/administrator #		
	If the person in 5.1 is intimating through PoA Holder, please attach hereto duly filled and signed Form XII			
6	Remark/Additional Information (if any)			
	6.1			
	6.2			
7	Documents attached			
	7.1 Copy of will			
	7.2. Certified copy of the probate/Letter of Administration			
	7.3 Form XII (If applicable)			
	7.4 Power of Attorney/Authority Letter (if applicable)			

#*strike out whichever is not applicable*

Please take entry of the above intimated fact in the relevant Register and issue the Certificate of Recording as prescribed in the Section 32 of the said Act.

Date:

(Signature and Name of the petitioner
/administrator #or person authorised by him)

Certificate of Recording in Form XIII (A)

Note: On receipt of this Intimation, the Title Registration Officer shall endorse the Certificate of Recording in form XIII (A) on the original Intimation as well as on the copy produced along with it and shall return the copy to the person filing the Intimation.

Form- IX(M)
Form for competent officer or authority or the Court for Intimation under section 27 (l) of the
(Name of the State) Land Titling Act, 20about the Sale Certificate, Order of Attachment or of**
Lifting of attachment
[(See Rule 8(i)]

(To be submitted in duplicate, if not submitted through electronic mode)

To,

Title Registration Officer,

(.....)

In accordance with the provisions of the section 27(l) of the (Name of the State) Land Titling Act, 20**, the undersigned hereby intimate you about the Sale Certificate/Attachment order/ Order lifting attachment #, related to the notified property as detailed hereunder.

1	Details of subject matter property of the Sale certificate/ order of Attachment/order of Lifting of attachment#(Pl add more sheets to add additional properties, if any)			
		Prop 1	Prop 2 (if any)	Prop 2 (if any)
	1.1 Unique Property Number (if any)			
	1.2 District			
	1.3 Taluka			
	1.4 Village			
	1.5 Sr number in the Register (if any)			
	1.6 Attribute Type (Survey No/CTS No/Final Plot no etc.) and Number			
	1.7 Area with Unit			
	1.8 Built-up Area of (if any) with unit			
	1.9 Name of the Title Holder			
2	Details of Recovery suit/proceeding			
	2.1 Name of the competent officer or authority or the Court issuing the Sale Certificate or the orders			
	2.2 Suit/Case No			
	2.3 The Recovery Act and the provisions			
	2.4 Name of the plaintiff or appellant			
	2.5 Name of the person against whom the recovery proceeding is on			
3	Details of Sale Certificate (if applicable) <i>(Pl add more sheets to add additional names, if any)</i>			
	3.1 Details of purchaser/s	Purchaser 1	Purch 2 (if any)	Purch 3 (if any)
	3.1.1 Name of purchaser/s			
	3.1.2 Address			
	3.1.3 Contact Number			
	3.1.4 Email id:			
	3.1.4 Extent of the property purchased			
	3.2 Date of execution of sale certificate			
	3.3 Consideration			
	3.4 Stamp duty paid			
4	Details of Attachment order (if applicable)			

	4.1 Number and date of attachment order	
	4.2 amount of recovery for which property has been attached	
	4.3 Details of attachment (e.g. if it is only about amount to be recovered or otherwise)	
	4.4 period of attachment specified, if any	
5	Details of order of Lifting of attachment (if applicable)	
	5.1 Acknowledgement number of Intimation of attachment order or Entry Number of the attachment in the Register of Charges	
	5.2 Number and date of order of Lifting of attachment	
6	Remark/Additional Information (if any)	
	6.1	
	6.2	
7	Documents attached	
	7.1. Certified copy of the Sale Certificate/Attachment order/Order lifting attachment [#]	
	7.2	

[#]strike out whichever is not applicable

Please take entry of the above intimated fact in the relevant Register and issue the Certificate of Recording as prescribed in the Section 32 of the said Act.

Date:

(Signature with Name and designation of the Competent officer/Authority/the officer of the Court [#])

Certificate of Recording in Form XIII (A)

Note: On receipt of this Intimation, the Title Registration Officer shall endorse the Certificate of Recording in form XIII (A) on the original Intimation as well as on the copy produced along with it and shall return the copy to the person filing the Intimation.

Form-X(A)
Form for Application for transaction of Sale, Agreement to Sell or Gift to be presented under
section 29 of the (Name of the State) Land Titling Act, 20**
[(See Rule 9(i)]

(To be submitted in duplicate, if not submitted through electronic mode)

To,

Title Registration Officer,

(.....)

We, the undersigned parties have wilfully enter into/agreed to enter into the transaction of Sale/Agreement to Sell/ Gift[#] as detailed hereunder. In accordance with the provisions of the section 29 of the (Name of the State) Land Titling Act, 20**, we, the undersigned parties hereby apply for recording of the transaction as detailed hereunder:-

1	Details of the property/properties being transacted <i>(Pl add more sheets to add additional properties, if any)</i>			
		Prop 1	Prop 2 (if any)	Prop 2 (if any)
	1.1 Unique Property Number (if any)			
	1.2 District			
	1.3 Taluka			
	1.4 Village			
	1.5 Sr number in the Register (if any)			
	1.6 Attribute Type (Survey No/CTS No/Final Plot no etc.) and Number			
	1.7 Area with Unit			
	1.8 Built-up Area of (if any) with unit			
	1.9 Permissible Use of the built up property			
	1.10 Name of the Title Holder			
	1.11 Extent of the property being transacted			
	1.12 Total Area with Unit being transacted			
2	Details of Transaction			
	2.1 Type of transaction	Sale/Agreement to Sell/ Gift/Cancellation of Agreement to Sell [#]		
	2.2 Date of Transaction			
	2.3 When possession is/will be given			
	2.4 If Sale is in pursuance of Agreement to Sell/Agreement to Sell is being cancelled [#] , the SRO Code, Number and date of registration/Entry number in the Register of Title [#] regarding such Agreement			
	2.5 In case of Agreement to Sell, the time limit for completion of Sale			
3	Details of Transferor(Seller/Donor [#])(Pl add sheets to add additional names, if any)			
		Party I	Party2 (if any)	Party 3(if any)
	3.1 Name of Seller/Donor [#]			
	3.2 Address			

	3.3 Contact Number			
	3.4 Email id			
	3.5 PAN			
	3.5 Extent of property transferred by this party			
	If the person in 3.1 is transacting or signing this application through PoA Holder, please attach duly filled and signed form XII			
4	Details of Transferee (Purchaser/Donee [#]) (Pl add sheets to add additional names, if any)			
		Party I	Party2 (if any)	Party 3(if any)
	4.1 Name of Purchaser/Donee [#]			
	4.2 Address			
	4.3 Contact Number			
	4.4 Email id:			
	4.4 Extent of the property Transferred in favour of			
	4.5 PAN			
	If the person in 4.1 is transacting or signing this application through PoA Holder, please attach duly filled and signed form XII			
5	Details of Confirming/Consenting [#] party) (if any)(Pl add sheets to add additional names, if any)			
		Party I	Party2 (if any)	Party 3(if any)
	5.1 Name of such party			
	5.2 Address			
	5.3 Contact Number			
	5.4 Email id:			
	5.5 PAN			
	5.6 Reason of confirmation/consent			
	If the person in 5.1 is transacting or signing this application through PoA Holder, please attach duly filled and signed form XII			
6	Details of Consideration (not applicable for Gift)			
	6.1 Agreed Consideration (In case of Cancellation of Agreement to Sell it means the amount paid towards consideration)			
	6.2 Amount paid on or before this application			
	6.3 Balance consideration			
	6.4 Time limit to pay the Balance consideration (if any)			
7	Any other covenant, term or condition (if any) of the transaction			
	7.1			
	7.2			
8	Details of Stamp Duty Paid			
9	Documents attached			
	9.1. Agreement to Sell (If required and not available in online linking)			
	9.2 Form XII (If applicable)			
	9.2 PoAs (If applicable and not available in online linking)			

[#] strike out whichever is not applicable

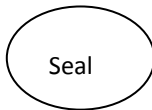
Please take entry of the above transaction in the Register of Title and issue the Certificate of Recording as prescribed in the Section 32 of the said Act.

Date:

(Signatures with Names of all the parties or their PoA Holders)

Acknowledgment of the Application for Transaction

The above Application for transaction for Sale/Agreement to Sell/ Gift# betweenandin respect of the property no.....at Village.....in Form X(A), has been received fromon <date>under section 29 of the (Name of the State) Land Titling Act, 20**..The acknowledgement number is



Title Registration Officer,

(.....)

.....
.....

Certificate of Recording in Form XIII (B)

Note: on presentation of this application, the Title Registration Officer shall initiate the enquiry and verification in accordance with section 30 of the Act and on his satisfaction to register the transaction, and on verification of payment of applicable stamp duty and any other duty or fee, shall effect that transaction in the Register of Titles or Register of Charges and Covenants as the case may be and shall endorse a certificate of recording in accordance with section 32 of the Act in the form XII(B) on the Application as well as on the another copy of the application and shall return the copy so endorsed to the person who has presented the application.

Form-X(B)

Form for Application for Transaction of Lease, sub lease, Agreement to Lease, Cancellation, Surrender or Transfer of Leasehold Rights to be presented under section 29 of the (Name of the State) Land Titling Act, 20**

[(See Rule 9(i)]

(To be submitted in duplicate, if not submitted through electronic mode)

To,

Title Registration Officer,

(.....)

We, the undersigned parties have wilfully enter into/agreed to enter into the transaction of Lease/sub lease/Agreement to Lease/ Cancellation of Agreement to Lease/ Surrender of lease/ Transfer of Leasehold Rights[#] as detailed hereunder. In accordance with the provisions of the section 29 of the (Name of the State) Land Titling Act, 20**, we, the undersigned parties, hereby apply for recording of the transaction as detailed hereunder:-

1	Details of the property/properties being transacted <i>(Pl add more sheets to add additional properties , if any)</i>			
		Prop 1	Prop 2(if any)	Prop 2(if any)
	1.1 Unique Property Number (if any)			
	1.2 District			
	1.3 Taluka			
	1.4 Village			
	1.5 Sr number in the Register (if any)			
	1.6 Attribute Type (Survey No/CTS No/Final Plot no etc.) and Number			
	1.7 Area with Unit			
	1.8 Built-up Area of (if any) with unit			
	1.9 Permissible Use of the built up property			
	1.10 Name of the Title Holder			
	1.11 Extent of the property being transacted			
	1.12 Total Area with Unit being transacted			
2	Details of Transaction			
	2.1 Type of transaction	Lease/ sub lease/Agreement to Lease/ Cancellation of Agreement to Lease/ Surrender of lease/ Transfer of Leasehold Rights [#]		
	2.2 Date of Transaction			
	2.3 Term/ Residue period (in case of Transfer) [#] (in years) of the Lease or Sublease			
	2.4 The said Lease period shall start from			
	2.5 If Lease is in pursuance of Agreement to Lease/Agreement to lease is being cancelled [#] , the SRO Code, Number and date of registration/ Entry number in the Register of Title [#] regarding such Agreement to Lease			
	2.6 In case of Agreement to Lease, the time limit for entering into Lease			

	2.7 In case of Surrender of lease/Transfer of Lease hold Rights [#] the SRO Code, Number and date of registration/Entry number in the Register of Title [#] regarding such Lease			
3	Details of Lessor/Transferor of leasehold rights [#] <i>(Pl add sheets to add additional names, if any)</i>			
		Party I	Party2 (if any)	Party 3 (if any)
	3.1 Name of Lessor/Transferor [#]			
	3.2 Address			
	3.3 Contact Number			
	3.4 Email id			
	3.5 PAN			
	3.5 Extent of property transferred by this party			
	If the person in 3.1 is transacting or signing this application through PoA Holder, please attach duly filled and signed form XII			
4	Details of Lessee/Transferee of Leasehold Rights [#] <i>(Pl add sheets to add additional names, if any)</i>			
		Party I	Party2 (if any)	Party 3 (if any)
	4.1 Name of Lessee/Transferee [#]			
	4.2 Address			
	4.3 Contact Number			
	4.4 Email id:			
	4.4 Extent of the property Transferred in favour of			
	4.5 PAN			
	If the person in 4.1 is transacting or signing this application through PoA Holder, please attach duly filled and signed form XII			
5	Details of Confirming/Consenting [#] party) (if any) <i>(Pl add sheets to add additional names, if any)</i>			
		Party I	Party2 (if any)	Party 3 (if any)
	5.1 Name of such party			
	5.2 Address			
	5.3 Contact Number			
	5.4 Email id:			
	5.5 PAN			
	5.6 Reason of confirmation/consent			
	If the person in 5.1 is transacting or signing this application through PoA Holder, please attach duly filled and signed form XII			
6	Details of Consideration			
	6.1 In case of Agreement to Lease, Lease or Sub Lease			
	6.1.1 Premium			
	6.1.2 Advance Rent			
	6.1.3 Refundable Deposit			
	6.1.4 Taxes to be borne by the Lessee			
	6.2 In case of Surrender of Lease, the consideration paid by lessor to Lessee (other than the deposits etc. paid by Lessee to lessor)			
	6.3.1 In case of Transfer of Leasehold rights, the			

	consideration	
	6.3.2 Amount paid on or before this application	
	6.3.3 Balance consideration	
	6.3.4 Time limit to pay the Balance consideration (if any)	
7	Any other term or condition (if any) of the transaction	
	7.1	
	7.2	
8	Stamp Duty Paid	
9	Documents attached	
	9.1. Copy of Previous Lease in case of Transfer or Agreement to lease in case of cancellation (if applicable and if not available in online linking)	
	9.2 Form XII (If applicable)	
	9.3 PoAs (if applicable and if not available in online linking)	

#strike out whichever is not applicable

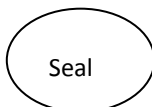
Please take entry of the above transaction in the Register of Title and issue the Certificate of Recording as prescribed in the Section 32 of the said Act.

Date:

(Signatures with Names of all the parties or their PoA Holders)

Acknowledgment of the Application

The above Application for transaction of Lease/sub lease/Agreement to Lease/ Cancellation of Agreement to Lease/ Surrender of lease/ Transfer of Leasehold Rights #andin respect of the property no.....at Village.....in Form X(B), has been received fromon <date>under section 29 of the (Name of the State) Land Titling Act, 20**The acknowledgement number is



Title Registration Officer,
(.....)

.....

Certificate of Recording in Form XIII (B)

Note: on presentation of this application, the Title Registration Officer shall initiate the enquiry and verification in accordance with section 30 of the Act and on his satisfaction to register the transaction, and on verification of payment of applicable stamp duty and any other duty or fee, shall effect that transaction in the Register of Titles or Register of Charges and Covenants as the case may be and shall endorse a certificate of recording in accordance with section 32 of the Act in the form XII(B) on the Application as well as on the another copy of the application and shall return the copy so endorsed to the person who has presented the application.

Form-X(C)

**Form for Application for Transaction of Mortgage other than the equitable mortgage and their
relinquishment to be presented under section 29 of the (Name of the State) Land Titling Act, 20****
[(See Rule 9(i)]

(To be submitted in duplicate, if not submitted through electronic mode)

To,

Title Registration Officer,

(.....)

We, the undersigned parties have wilfully enter into/agreed to enter into the transaction of Simple Mortgage/ Mortgage with possession/Further Charge/ relinquishment of Mortgage # as detailed hereunder. In accordance with the provisions of the section 29 of the (Name of the State) Land Titling Act, 20**, we, the undersigned parties hereby apply for recording of the transaction as detailed hereunder:-

1				
Details of the property/properties being transacted (Pl add more sheets to add additional properties, if any)				
		Prop 1	Prop 2 (if any)	Prop 3 (if any)
	1.1 Unique Property Number (if any)			
	1.2 District			
	1.3 Taluka			
	1.4 Village			
	1.5 Sr number in the Register (if any)			
	1.6 Attribute Type (Survey No/CTS No/Final Plot no etc.) and Number			
	1.7 Area with Unit			
	1.8 Built-up Area of (if any) with unit			
	1.9 Permissible Use of the built up property			
	1.10 Name of the Title Holder			
	1.11 Extent of the property being transacted			
	1.12 Total Area with Unit being transacted			
2				
Details of Transaction				
	2.1 Type of transaction	Simple Mortgage/ Mortgage with possession/Further Charge/ relinquishment of Mortgage #		
	2.2 Date of Transaction			
	2.3 Loan Amount/Amount of further charge #			
	2.4.1 In case of simple Mortgage, if it is being created as Collateral/Additional/Substituted Mortgage #, the SRO Code, Number and date of registration/ Entry number in the Register of Title # regarding the Primary Mortgage			
	2.4.2 The Stamp Duty paid on such Primary Mortgage			
	2.5.1 In case of further charge, the SRO Code, Number and date of registration/ Entry number in the Register of Title # regarding the Primary Mortgage			
	2.5.2 The amount secured by the Primary Mortgage			

	2.5.3 The Stamp Duty paid on such Primary Mortgage			
	2.6 In case of relinquishment of Mortgage, the SRO Code, Number and date of registration/Entry number in the Register of Title [#] regarding the Primary Mortgage			
3	Details of Mortgagor [#] (Pl add sheets to add additional names, if any)			
		Mortgagor I	Mortgagor 2 (if any)	Mortgagor 3 (if any)
	3.1 Name of Mortgagor [#]			
	3.2 Address			
	3.3 Contact Number			
	3.4 Email id			
	3.5 PAN			
	3.5 Extent of property mortgaged by this party			
	If the person in 3.1 is/are transacting or signing this application through PoA Holder, please attach duly filled and signed form XII			
4	Details of Mortgagee/Bank/Financial Institute [#] (Pl add sheets to add additional names, if any)			
		Party I	Party2 (if any)	Party 3 (if any)
	4.1 Name of Mortgagee/Bank/Financial Inst. [#]			
	4.2 Branch name (if applicable)			
	4.3 IFSC (if applicable)			
	4.4 Address			
	4.5 Contact Number			
	4.6 Email id:			
	4.7 PAN			
	4.7.1 Name of signing officer (Compulsory in case of relinquishment of Mortgage)			
	4.7.2 Designation			
5	Any other term or condition (if any) of the transaction			
	5.1			
	5.2			
6	Stamp Duty Paid			
7	Documents attached			
	7.1 Copies of the previous Mortgage (if applicable and not available in online linking)			
	7.2 Form XII (If applicable)			
	7.3 PoAs (if applicable and not available in online linking)			

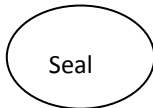
[#] strike out whichever is not applicable

Please take entry of the above transaction in the Register of Title and issue the Certificate of Recording as prescribed in the Section 32 of the said Act.

Date: _____ Signature with Name
of Mortgagor or PoA Holder/Officer of the Bank with seal (in case of relinquishment)[#]

Acknowledgment of the Application

The above application for transaction of Simple Mortgage/ Mortgage with possession/Further Charge/ relinquishment of Mortgage#andin respect of the property no.....at Village.....in Form X(C), has been received fromon <date>under section 29 of the (Name of the State) Land Titling Act, 20**. The acknowledgement number is



Title Registration Officer,

(.....)

.....
.....

Certificate of Recording in Form XIII (B)

Note: on presentation of this application, the Title Registration Officer shall initiate the enquiry and verification in accordance with section 30 of the Act and on his satisfaction to register the transaction, and on verification of payment of applicable stamp duty and any other duty or fee, shall effect that transaction in the Register of Titles or Register of Charges and Covenants as the case may be and shall endorse a certificate of recording in accordance with section 32 of the Act in the form XII(B) on the Application as well as on the another copy of the application and shall return the copy so endorsed to the person who has presented the application.

Form-X (D)

Form for Application for Transaction of Development agreements or Assignment of development rights or PoA in pursuance of that agreement to be presented under section 29 of the (Name of the State) Land Titling Act, 20**

[(See Rule 9(i)]

(To be submitted in duplicate, if not submitted through electronic mode)

To,

Title Registration Officer,

(.....)

We, the undersigned parties have wilfully enter into/agreed to enter into the transaction of Development Agreement/ Assignment of development rights[#] as detailed hereunder. In accordance with the provisions of the section 29 of the (Name of the State) Land Titling Act, 20**, we, the undersigned parties hereby apply for recording of the transaction as detailed hereunder:-

1 Details of the property/properties being transacted <i>(Pl add more sheets to add additional properties , if any)</i>				
		Prop 1	Prop 2 (if any)	Prop 3 (if any)
	1.1 Unique Property Number (if any)			
	1.2 District			
	1.3 Taluka			
	1.4 Village			
	1.5 Sr number in the Register (if any)			
	1.6 Attribute Type (Survey No/CTS No/Final Plot no etc.) and Number			
	1.7 Area with Unit			
	1.8 Built-up Area of (if any) with unit			
	1.9 Permissible Use of the built up property			
	1.10 Name of the Title Holder			
	1.11 Extent of the property being transacted			
	1.12 Total Area with Unit being transacted			
2	Type of Transaction	Development Agreement/ Assignment of development rights [#]		
3 Details of Transferor (Land owner/Assignor-Developer [#]) <i>(Pl add sheets to add additional names, if any)</i>				
		Party I	Party2 (if any)	Party 3(if any)
	3.1 Name of Land owner/Assignor [#]			
	3.2 Address			
	3.3 Contact Number			
	3.4 Email id			
	3.5 PAN			
	3.5 Extent of property transferred by this party			
	If the person in 3.1 is transacting or signing this application through PoA Holder, please attach duly filled and signed form XII			

4	Details of Transferee (Developer/Assignee-Developer [#]) (Pl add sheets to add additional names, if any)			
		Party I	Party2 (if any)	Party 3(if any)
	4.1 Name of Developer/Assignee-Developer [#]			
	4.2 Address			
	4.3 Contact Number			
	4.4 Email id:			
	4.4 Extent of the property Transferred in favour of			
	4.5 PAN			
	If the person in 4.1 is transacting or signing this application through PoA Holder, please attach duly filled and signed form XII			
5	Details of Confirming/Consenting [#] party) (if any) (Pl add sheets to add additional names, if any)			
		Party I	Party2 (if any)	Party 3(if any)
	5.1 Name of such party			
	5.2 Address			
	5.3 Contact Number			
	5.4 Email id:			
	5.5 PAN			
	5.6 Reason of confirmation/consent			
	If the person in 5.1 is transacting or signing this application through PoA Holder, please attach duly filled and signed form XII			
6	Details of Consideration			
	6.1.1 Agreed Consideration in cash (if any)			
	6.1.2 Amount paid on or before this application			
	6.1.3 Balance consideration			
	6.1.4 Time limit to pay the Balance consideration (if applicable)			
	6.2.1 Agreed Consideration in form of Construction or developed land (if any)			
	6.2.2 Time limit to handover the Construction or developed land (if any)			
	6.3. Agreed Consideration in form of percentage of Sale proceed (if any)			
7	If Power of Attorney is given in pursuance of the above development agreement/Assignment			
	7.1 SRO Code, Number and date of registration/Entry number in the Register of Title [#] of such PoA			
	7.2 If not registered or not recorded, details of such PoA			
	7.2.1 Date of Power of Attorney			
	7.2.2 Stamp Duty paid on such PoA			
	7.3 Details of such PoA Holder	PoA Holder I	PoA Holder 2 (if any)	PoA Holder 3 (if any)
	7.3.1Name			
	7.3.2Address			

	7.3.3 Contact Number			
	7.3.4 Email id:			
	7.3.5 PAN			
8	Any other term or condition (if any) of the transaction			
	8.1			
	8.2			
9	Stamp Duty Paid on this application			
10	Documents attached			
	9.1 PoA mentioned in 7 (if any)			
	9.2 Form XII (If applicable)			
	9.3 Copies of PoAs mentioned in 3.1, 4.1 or 5.1 (If applicable and not available in online linking)			

strike out whichever is not applicable

Please take entry of the above transaction in the Register of Title and issue the Certificate of Recording as prescribed in the Section 32 of the said Act.

Date:

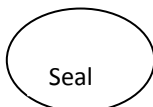
(Signatures with Names and their capacities of all the parties or their PoA Holders)

Acknowledgment of the Application

The above application of the transaction of Development Agreement/ Assignment of development rights/ PoA in pursuance of the Agreement #betweenandin respect of the property no.....at Village.....in FormX (D), has been received fromon <date>under section 29 of the (Name of the State) Land Titling Act, 20**. The acknowledgement number is

Title Registration Officer,

(.....)



.....
.....

Certificate of Recording in Form XIII (B)

Note: on presentation of this application, the Title Registration Officer shall initiate the enquiry and verification in accordance with section 30 of the Act and on his satisfaction to register the transaction, and on verification of payment of applicable stamp duty and any other duty or fee, shall effect that transaction in the Register of Titles or Register of Charges and Covenants as the case may be and shall endorse a certificate of recording in accordance with section 32 of the Act in the form XII(B) on the Application as well as on the another copy of the application and shall return the copy so endorsed to the person who has presented the application.

Form-X (E)

Form for Application for Transaction of partition/family settlement to be presented under section 29 of the (Name of the State) Land Titling Act, 20**

[(See Rule 9(i)]

(To be submitted in duplicate, if not submitted through electronic mode)

To,

Title Registration Officer,

(.....)

We, the undersigned parties, have wilfully enter into/agreed to enter into in to the transaction of partition/family settlement as detailed hereunder. As the said property has been notified under Section 17 of the of the (Name of the State) Land Titling Act, 20**, we hereby apply for recording of the transaction under section 29 of the said Act.

1 Details of the property/properties which are subject matter of the partition/family settlement <i>(Pl add more sheets to add additional properties , if any)</i>				
		Prop 1	Prop 2 (if any)	Prop 3 (if any)
	1.1 Unique Property Number (if any)			
	1.2 District			
	1.3 Taluka			
	1.4 Village			
	1.5 Sr number in the Register (if any)			
	1.6 Attribute Type (Survey No/CTS No/Final Plot no etc.) and Number			
	1.7 Area with Unit			
	1.8 Built-up Area of (if any) with unit			
	1.9 Permissible Use of the built up property			
	1.10 Name of the existing Title Holder as per Register of Title			
	1.11 Extent of the property			
	1.12 Total Area with Unit being transacted			
2 Details of Transaction				
	2.1 Type of transaction	partition/family settlement		
	2.2 Date of MoU (if any)			
3 Details of parties to the Partition/settlement [#] <i>(Pl add sheets to add additional names, if any)</i>				
		Party I	Party II	Party III
	3.1 Name of Party			
	3.2 Address			
	3.3 Contact Number			
	3.4 Email id			
	3.5 PAN			
	If the person in 3.1 is/are transacting or signing this application through PoA Holder, please attach duly filled and signed form XII			

4	Details of properties allotted to the share of parties [#] (<i>Pl add sheets to add additional names, if any</i>)			
		Party I	Party II	Party III
	4.1 First Property allotted			
	4.1.1 The reference number of the property in the serial number			
	4.1.2 Allotted area with Unit			
	4.1.3 Any Charge/ covenant for this share			
	4.2 Second Property allotted (if any)			
	4.2.1 The reference number of the property in the serial number			
	4.2.2 Allotted area with Unit			
	4.2.3 Any Charge/ covenant for this share			
	The property wise total area allotted should be matched with the property wise total area mentioned in 1.7			
5	Any other term or condition (if any) of the transaction			
	5.1			
	5.2			
6	Stamp Duty Paid			
7	Documents attached			
	7.1 Copies of the memorandum (if any)			
	7.2 Form XII (If applicable)			
	7.3 PoAs (if applicable and not available in online linking)			

[#]*strike out whichever is not applicable*

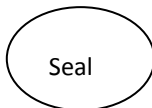
Please take entry of the above transaction in the Register of Title and issue the Certificate of Recording as prescribed in the Section 32 of the said Act.

Date:

(Signatures with
Names and their capacities of all the parties or their PoA Holders)

Acknowledgment of the Application

The above Application for transaction partition/family settlement between and in respect of the property no. at Village in Form X (D), has been received from on <date> under section 29 of the (Name of the State) Land Titling Act, 20**. The acknowledgement number is



Title Registration Officer,

(.....)

.....

Certificate of Recording in Form XIII (B)

Note: on presentation of this application, the Title Registration Officer shall initiate the enquiry and verification in accordance with section 30 of the Act and on his satisfaction to register the transaction, and on verification of payment of applicable stamp duty and any other duty or fee, shall effect that transaction in the Register of Titles or Register of Charges and Covenants as the case may be and shall endorse a certificate of recording in accordance with section 32 of the Act in the form XII(B) on the Application as well as on the another copy of the application and shall return the copy so endorsed to the person who has presented the application.

Form-X (F)**Form for Application for recording of will, if desires to be presented under section 29 of the (Name of the State) Land Titling Act, 20****

[(See Rule 9(i)]

(To be submitted in duplicate, if not submitted through electronic mode)

To,

Title Registration Officer,

(.....)

I, the undersigned party want to record my Will in respect of the property/properties as detailed hereunder. As the said property has been notified under Section 17 of the of the (Name of the State) Land Titling Act, 20**, I hereby apply for recording of the Will under section 29 of the said Act.

1	Details of the property/properties subject matter of the will <i>(Pl add more sheets to add additional properties , if any)</i>			
		Prop 1	Prop 2 (if any)	Prop 3 (if any)
	1.1 Unique Property Number (if any)			
	1.2 District			
	1.3 Taluka			
	1.4 Village			
	1.5 Sr number in the Register (if any)			
	1.6 Attribute Type (Survey No/CTS No/Final Plot no etc.) and Number			
	1.7 Area with Unit			
	1.8 Built-up Area of (if any) with unit			
	1.9 Permissible Use of the built up property			
	1.10 Name of the existing Title Holder as per Register of Title			
	1.11 Extent of the property			
3	Details of person in whose favour I want to dispose the properties after my death [#] <i>(Pl add sheets to add additional names, if any)</i>			
		Person I	person II	Person III
	3.1 Name of person			
	3.2 Address			
	3.3 Contact Number			
	3.4 Email id			
	3.5 PAN			
	3.6 Relation with Testator (if any)			
4	Details of properties to be given to such persons <i>(Pl add sheets to add additional names, if any)</i>			
		Person I	person II	Person III
	4.1 First Property allotted			
	4.1.1 The reference number of the property in the serial number			

	4.1.2 Allotted area with Unit			
	4.1.3 Any Charge/ covenant for this share			
	4.2 Second Property allotted (if any)			
	4.2.1 The reference number of the property in the serial number			
	4.2.2 Allotted area with Unit			
	4.2.3 Any Charge/ covenant for this property			
	The property wise total area allotted should be matched with the property wise total area mentioned in 1.7			
5	Any other term or condition (if any) of the transaction			
	5.1			
	5.2			
6	Details of administrator/executor being appointed (if any)			
	6.1 Name of person			
	6.2 Address			
	6.3 Contact Number			
	6.4 Email id			
	6.5 PAN			
	6.6 Relation with Testator (if any)			
7	Documents attached			
	7.1. Medical Certificate showing the mental health of the testator			
	7.2			

strike out whichever is not applicable

Please take entry of the above transaction in the Register of Title and issue the Certificate of Recording as prescribed in the Section 32 of the said Act.

Date:

(Signatures of the Testators)

Acknowledgment of the Application

The above application for recording of willin respect of the property no.....at Village.....in FormX (F), has been received fromunder section 29 of the (Name of the State) Land Titling Act, 20**on <date> The acknowledgement number is

Seal

Title Registration Officer,

(.....)

Certificate of Recording in Form XIII (B)

Note: on presentation of this application, the Title Registration Officer shall initiate the enquiry and verification in accordance with section 30 of the Act and on his satisfaction to register the transaction, and on verification of payment of applicable stamp duty and any other duty or fee, shall effect that transaction in the Register of Titles or Register of Charges and Covenants as the case may be and shall endorse a certificate of recording in accordance with section 32 of the Act in the form XII(B) on the Application as well as on the another copy of the application and shall return the copy so endorsed to the person who has presented the application.

Form-X (G)

Form for Application of transaction, other than the application for transaction for which a separate form has been prescribed, to be presented under section 29 of the (Name of the State) Land Titling Act, 20**

[(See Rule 9(i)]

(To be submitted in duplicate, if not submitted through electronic mode)

To,

Title Registration Officer,

(.....)

We, the undersigned parties have wilfully enter into/agreed to enter into the transaction of as detailed hereunder. As the said property has been notified under Section 17 of the of the (Name of the State) Land Titling Act, 20**, we hereby apply for recording of the transaction under section 29 of the said Act.

1	Details of the property/properties being transacted <i>(Pl add more sheets to add additional properties, if any)</i>			
		Prop 1	Prop 2 (if any)	Prop 2 (if any)
	1.1 Unique Property Number (if any)			
	1.2 District			
	1.3 Taluka			
	1.4 Village			
	1.5 Sr number in the Register (if any)			
	1.6 Attribute Type (Survey No/CTS No/Final Plot no etc.) and Number			
	1.7 Area with Unit			
	1.8 Built-up Area of (if any) with unit			
	1.9 Permissible Use of the built up property			
	1.10 Name of the Title Holder			
	1.11 Extent of the property being transacted			
	1.12 Total Area with Unit being transacted			
2	Details of Transaction			
	2.1 Type of transaction		
	2.2 Date of Transaction			
	2.4 If transaction is in pursuance or in accordance of any other document/order etc., the details of such document/order			
3	Details of Transferor <i>(Pl add sheets to add additional names, if any)</i>			
		Party I	Party2 (if any)	Party 3(if any)
	3.1 Name of Transferor			
	3.2 Address			
	3.3 Contact Number			
	3.4 Email id			

	3.5 PAN			
	3.6 Extent of property or rights in the property are transferred by this party			
	3.7 In which capacity he is transacting			
	If the person in 3.1 is transacting or signing this application through PoA Holder, please attach duly filled and signed form XII			
4	Details of Transferee (Pl add sheets to add additional names, if any)			
		Party I	Party2 (if any)	Party 3(if any)
	4.1 Name of Transferee			
	4.2 Address			
	4.3 Contact Number			
	4.4 Email id:			
	4.5 PAN			
	4.6 Extent of the property or rights in the property are transferred in favour of this party			
	4.7 In which capacity he is transacting			
	If the person in 4.1 is transacting or signing this application through PoA Holder, please attach duly filled and signed form XII			
5	Details of Confirming/Consenting [#] party) (if any) (Pl add sheets to add additional names, if any)			
		Party I	Party2 (if any)	Party 3(if any)
	5.1 Name of such party			
	5.2 Address			
	5.3 Contact Number			
	5.4 Email id:			
	5.5 PAN			
	5.6 Reason of confirmation/consent			
	If the person in 5.1 is transacting or signing this application through PoA Holder, please attach duly filled and signed form XII			
6	Details of Consideration (not applicable for Gift)			
	6.1 Agreed Consideration			
	6.2 Amount paid on or before this application			
	6.3 Balance consideration			
	6.4 Time limit to pay the Balance consideration (if any)			
7	Any other term or condition (if any) of the transaction			
	7.1			
	7.2			
8	Stamp Duty Paid			
9	Documents attached			
	9.1 Form XII (If applicable)			
	9.2 PoAs (If applicable and not available in online linking)			
	9.3			

[#] *strike out whichever is not applicable*

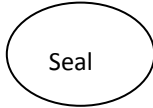
Please take entry of the above transaction in the Register of Title and issue the Certificate of Recording as prescribed in the Section 32 of the said Act.

Date:

(Signatures with Names of all the parties or their PoA Holders)

Acknowledgment of the Application

The above Application for transactionofbetween.....andin respect of the property no.....at Village.....in FormX (G), has been received fromon <date>under section 29 of the (Name of the State) Land Titling Act, 20**.The acknowledgement number is



Title Registration Officer,

(.....)

Certificate of Recording in Form XIII (B)

Note: on presentation of this application, the Title Registration Officer shall initiate the enquiry and verification in accordance with section 30 of the Act and on his satisfaction to register the transaction, and on verification of payment of applicable stamp duty and any other duty or fee, shall effect that transaction in the Register of Titles or Register of Charges and Covenants as the case may be and shall endorse a certificate of recording in accordance with section 32 of the Act in the form XII(B) on the Application as well as on the another copy of the application and shall return the copy so endorsed to the person who has presented the application.

Form-XI
Form for Application for record of succession under Section 32 (1) of the (Name of the State) Land Titling Act, 20**
[(see Rule 6(v)(c)]

(To be submitted in duplicate if not submitted electronically)

To,
Title Registration Officer,
(.....)

We hereby apply for recording of succession under section 32 of the said Act, in the relevant Registers related to the notified property whose details are given below.

1.1	Name of the Applicant		
1.2	Address		
1.3	Contact Number		
1.4	Email id:		
2	Details of property which is subject matter for succession certificate required		
	2.1 District		
	2.2 Taluka		
	2.3 Village		
	2.4 Sr number in the Register		
	2.5 Unique Property Number		
	2.6 Original Number with Attribute Type		
	2.7 Area with Unit		
	2.8 Built-up Area of (if any) with unit		
3	3.1. Name of the deceased Title/RightsHolder		
	3.2. Date of Death		
	3.3. Name of the successor /s		
	3.4. Relation with the deceased		
	3.5. Address		
	3.6. Contact Number		
	3.7. Email id:		
4	Attached documents		
	6.1. copy of the Death certificate		
	6.2 Self-declaration of all legal heirs of the deceased		

Please take entry of the above transaction in the Register of Title and issue the Certificate of Recording as prescribed in the Section 32 of the said Act.

Date:

(Signatures with Names of all the parties or
their PoA Holders)

Acknowledgment of application for recording succession

The above application under section 32 (1) of the (Name of the State) Land Titling Act, 20**in Form XI, in respect of the property no.....at Village.....has been received fromon <date>

Seal

Title Registration Officer,

(.....)

Public Notice

Proclamation intimating application for grant of succession

Whereas an application for grant of succession in respect of the entry in the Register of Titles/Register of Disputes/Register of Charges and Covenants mentioned in the schedule hereunder, it is notified for information of all persons interested in the said entry that the said application is under consideration of the Title Registration Officer. All persons having any objection to the said application or having any claim or interest in the said entry may file their objections in writing along with relevant documents before the undersigned before the expiry of 30 days from the date of publication of this proclamation.

Schedule

- 1. Village**
 - 2. Mandal-**
 - 3. District-**
 - 4. Survey no and area-**
 - 5. Existing entry being sought to be modified**
 - 6. Names of the claimants**
-

Certificate of Recording in Form XIII (C)

Note: on presentation of this application, the Title Registration Officer shall initiate the enquiry and verification in accordance with section 33 of the Act and on his satisfaction to record the succession, shall effect the same in the Register of Titles or Register of Disputes or Register of Charges and Covenants as the case may be.

Form-XII**Supplemental form to be annexed to the form for Intimation or Application for transaction, if such Intimation or Application is signed by the PoA Holder**

1	Details of the Party for whom the PoA holder has signed the Intimation/Application #	Party I	Party 2 (if any)	Party 3 (if any)
	1.1 Name of the party			
	1.2 Capacity in the Intimation/transaction			
2	PoA Holder's details	PoA Holder I	PoA Holder 2 (if any)	PoA Holder 3 (if any)
	2.1 Name			
	2.2 Address			
	2.3 Contact Number			
	2.4 Email id			
	2.5 PAN			
	2.6 SRO Code, Number and date of registration/Entry number in the Register of Title# of such PoA			
3	Declaration:			
	I/we hereby declare that the person who has given the PoA to me/us is not dead and the PoA has not been cancelled by the said person and the PoA is in force. I/We have the rights to sign the Intimation/Application for Transaction on behalf of the said person. I am/we are aware that, if the fact declared are found wrong, I/we will be liable for punishment prescribed under the (Name of the State) Land Titling Act, 20** and the Indian Penal Code.			
4	Signature of the PoA Holders			

strike out whichever is not applicable

Form XIII (A)

Form of Certificate of recording in accordance of Section 32 when recorded in pursuance of Intimation received under section 25 or 27

[See Rule 8(iv)]

Office of the Title Registration Officer (.....)

Address

Date:

Certificate of recording in the Registers

Vide the section 32 of the (Name of the State) Land Titling Act, 20**, it is hereby certified that the intimation(the intimated fact) in respect of the property no.....at Village.....has been received under section 25(____)/section 27 (____) #, on <date>from and the fact intimated through the said intimation has been duly recorded in the Register of Titles/Register of Disputes/Register of Charges and Covenants # at Entry number..... as mentioned in the following (a)/(b)/(c) #

a) Entry in the Record of Title (if applicable)

Date of the intimated action or Date of effect (if any)	Record After effect						
	Unique ID and/or Attribute Type (Survey No/CTS No/Final Plot no etc.) and Number	Area (with unit)	Built-up Area (if any) with unit	Name of Title Holder	Name of the person in whose favour Right, Title or interest are Transferred	Extent of Share (in %)	Details of Rights or Interest transferred i.e. Ownership, Leasehold, Mortgage etc.) (In case of Lease: period in yrs, In case of Mortgage: Loan Amount etc.)
1	2	3	4	5	6	7	8

b) Entry in the Record of Disputes (if applicable)

Date on which dispute is raised	Unique ID and/or Attribute Type (Survey No/CTS No, etc.) and Number	Area (with unit)	Built-up Area (if any) with unit	Cas e no. / Ref no.	Officer, court or tribunal before whom such dispute is pending	Names and other details of the Parties involved	Details of Disput e	Date of resolut ion order	Particul ars of resolutio n order
1	2	3	4	5	6	7	8	9	10

c) Entry in the of Charges and Covenants (if applicable)

Date of creation of Charge / Covenant #	Unique ID and/or Attribute Type (Survey No/CTS No, etc.) and Number	Area (with unit)	Built-up Area (if any) with unit	Type of Charge / Covena nt #	Value of Charge / Covena nt #	Name of the Charge / Covenant # Holder	Details of Document / Order creating Charge / Covenant #	Date and details of discharge
1	2	3	4	5	6	7	8	9

strike out whichever is not applicable

The certified copy of the extract of the entry is attached hereto.

Date:

(.....)

Seal

Title Registration Officer,

Form XIII (B)

Form of Certificate of recording in accordance of Section 32 when recorded in pursuance of Application for Transaction received under section 29

[See Rule 9(V)]

Office of the Title Registration Officer (.....)

Address:

Date:

Certificate of recording in the Registers

Vide the section 32 of the (Name of the State) Land Titling Act, 20**, it is to be certified that, Application for Transaction of (Type of transaction) in respect of the property no.....at Village..... between (Transferor) and (Transferee) has been received under section 29 on <date>And the transaction has been duly recorded and effected in the Register of Titles/Register of Charges and Covenants[#] at Entry number.....as mentioned in the following (a)/(b)[#]

a) Entry in the Register of Title (if applicable)

Date of the intimated action or Date of effect (if any)	Record After effect						
	Attribute Type (Survey No/CTS No/Final Plot no etc.) and Number	Area (with unit)	Built-up Area (if any) with unit	Name of Title Holder	Name of the person in whose favour Right, Title or interest are Transferred	Extent of Share (in %)	Details of Rights, Title or Interest transferred i.e. Ownership, Leasehold, Mortgageetc.) (In case of Lease: period in yrs, etc.)
1	2	3	4	5	6	7	8

b) Entry in the Register of Charges and Covenants (if applicable)

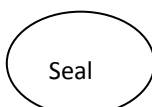
Date of creation of Charge / Covenant [#]	Unique ID and/or Attribute Type (Survey No/CTS No,etc.) and Number	Area (with unit)	Built-up Area (if any) with unit	Type of Charge / Covenant [#]	Value of Charge / Covenant [#]	Name of the Charge / Covenant [#] Holder	Details of Document / Order creating Charge / Covenant [#]	Date and details of discharge
1	2	3	4	5	6	7	8	9

[#]*strike out whichever is not applicable*

The certified copy of the extract of the entry is attached hereto.

Date:

(.....)



Title Registration Officer,

Form XIII (C)

Form of Certificate of recording of Succession in accordance of Section 33

[See Rule 8(iv)]

Office of the Title Registration Officer (.....)

Address

Date:

Certificate of recording in the Registers

It is hereby certified that the application for succession, as per section 33 of the (Name of the State) Land Titling Act, 20**, in respect of the property no.....at Village.....has been received, on <date>from and the succession has been duly recorded in the Register of Titles/Register of Disputes/Register of Charges and Covenants# at Entry number..... as mentioned in the following (a)/(b)/(c)#

a) Entry in the Record of Title (if applicable)

Date of the intimate d action or Date of effect (if any)	Record After effect						
	Unique ID and/or Attribute Type (Survey No/CTS No/Final Plot no etc.) and Number	Area (with unit)	Built-up Area (if any) with unit	Name of Title Holder	Name of the Successors	Extent of Share (in %)	Details of Rights or Interest transferred i.e. Ownership, Leasehold, Mortgage etc.) (In case of Lease: period in yrs, In case of Mortgage: Loan Amount etc.)
1	2	3	4	5	6	7	8

b) Entry in the Record of Disputes (if applicable)

Date on which dispute is raised	Unique ID and/or Attribute Type (Survey No/CTS No, etc.) and Number	Area (with unit)	Built-up Area (if any) with unit	Case no. / Ref no.	Officer, court or tribunal before whom such dispute is pending	Names and other details of the Parties involved	Name and other details of the person succeeding	Details of Dispute	Date of resolution order	Particulars of resolution order
1	2	3	4	5	6	7	8	9	10	11

c) Entry in the of Charges and Covenants (if applicable)

Date of creation of Charge / Covenant#	Unique ID and/or Attribute Type (Survey No/CTS No, etc.) and Number	Area (with unit)	Built-up Area (if any) with unit	Type of Charge / Covenant#	Value of Charge / Covenant #	Name of the Charge / Covenant# Holder	Name and other details of the person succeeding	Details of Document / Order creating Charge / Covenant#	Date and details of discharge
1	2	3	4	5	6	7	8	9	10

strike out whichever is not applicable

The certified copy of the extract of the entry is attached hereto.

Date:

(.....)

Seal

Title Registration Officer,

Form-XIV
Form for application correction of entries to be filed under section 39 of the (Name of the State)
Land Titling Act, 20**
(See Rule 10)

To,
Title Registration Officer,
(.....)

I/We the undersigned person/s came across the entry number.....in the Register of Titles/Register of Disputes/Register of Charges and Covenants[#] maintained by your office under the (Name of the State) Land Titling Act, 20**.

I /we found the error in the said entry described hereunder

Sr No	Title of the column	Entry in that column	What should be the correct entry	Proof supporting the Corrections
1	2	3	4	5

[#]strike out whichever is not applicable

In support I am/ we are enclosing the following documents:

1.....

2.....

Hence hereby I am/we are requesting you to correct the above entry/s as mentioned in (4) and issue a certified copy of the entry.

Date:

(Signatures with Names of all the parties or their PoA Holders)



NITI Aayog

**THE [Name of the Union Territory] LAND TITLING
REGULATION, 20****

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THE (Name of Union Territory) LAND TITLING REGULATION, 20**

Promulgated by the President in the Seventieth Year of Republic of India

[Regulation No. [•] of 20**]

A Regulation to provide for establishment, administration and management of a system of title registration of immovable properties, indemnification against loss due to inaccuracies in title to property, to amend relevant Acts mentioned in the Schedule and matters connected therewith or incidental thereto.

In exercise of the powers conferred by Article 240 of the Constitution, the President is pleased to promulgate the following Regulation made by him: -

CHAPTER I PRELIMINARY

1. Short title, extent and commencement

- (1) This Regulation may be called the (Name of Union Territory) Land Titling Regulation, 20**.
- (2) It extends to the whole of the Union territory of (Name of Union Territory).
- (3) It shall come into force on such date as the Government may, by notification, appoint, and different dates may be appointed for different provisions of this Regulation and any reference in any such provision to the commencement of this Regulation shall be construed as a reference to the coming into force of that provision.
- (4) Nothing in this Regulation shall apply to:
 - (a) any contract for the sale, transfer or conveyance of movable property or any interest in such property.
 - (b) any class of documents or transactions as may be notified by the Union Territory Government in the Official Gazette in this regard.
 - (c) Any land notified by the Central Government as required for the purpose of use by the Army, Navy or the Air Force as Cantonment Land or any other purpose.

2. Definitions

In this Regulation, unless there is anything repugnant to the subject or context,

- (1) “Air rights” means the right to control, occupy, or use the vertical space (air space) above a property, subject to necessary and reasonable use by the neighbours / and others (such as aircraft) as may be prescribed,
- (2) “Alienation” means the action of transferring immovable property or any interest therein to another person or body.
- (3) “Apartment” "apartment" means a part of any property, intended for any type of independent use, including enclosed spaces located on one or more floors or any part or parts thereof, in a building to be used for residential or official purposes or for the purpose of practicing any profession, or for carrying on any occupation, trade or business, excluding shopping malls and multiplexes or for such other use as may be prescribed, and with a direct exit to a public street, road or to a common area leading to such street, road and includes any garage or room , whether or not adjacent to the building in which such apartment is located provided by the promoter for use by the owner of such apartment for parking or, as the case may be, for the residence of any domestic aide employed in such apartment;
- (4) “Appurtenant rights” means any right or restriction which goes with an immovable property such as an easement or covenant.
- (5) “Assign” means a person who receives a piece of property by purchase, gift or by a Will.
- (6) “Authority” means the (name of Union Territory) Land Authority notified under Section 3 of this Regulation and any Officer of the Authority duly empowered.
- (7) “Bank” means, -
- (8) the State Bank of India constituted under the State Bank of India Act, 1955; (Act no. 23 of 1955),
- (9) a subsidiary Bank, as defined in the State Bank of India (Subsidiary Banks) Act, 1959; (Act no. 38 of 1959),
- (10) a corresponding new bank constituted under the Banking Companies (Acquisition and Transfer of Undertakings) Act, 1970; (Act no. 5 of 1970),
- (11) the Agricultural Finance Corporation Limited incorporated under the Companies Act, 2013 (Act no.18 of 2013),
- (12) such other bank which the Central Government may by notification specify.
- (13) “Banking company” shall have the meaning assigned to it in clause (c) of section 5 of the Banking Regulation Act, 1949 (Act 10 of 1949)

- (14) “Biometric authentication” means a method for uniquely recognizing a human being based on such physical traits as fingerprints, face recognition, iris recognition for the purpose of establishing identity,
- (15) “Certificate of recording” means a certificate issued on the basis of entries made in the Registers maintained by the Authority,
- (16) ‘CERSAI’ stands for, the Central Registry of Securitisation, Asset Reconstruction and Security Interest of India, a Government Company licensed under section 25 of the Companies Act, 2013 (Act no. 18 of 2013).
- (17) “Chapter” means a chapter of this Regulation.
- (18) “Charge” for the purposes of this Regulation, means any mortgage, charge or lien created in favour of a person when the immovable property of another person is by an act of parties or by operation of law made security for the payment of money to him.
- (19) “Citizen Facilitation Centre” means a facility created by the Authority for receiving applications and other documents from the citizens residing within the notified jurisdiction of such a centre and forwarding them to the Central Titling Registry for processing.
- (20) “Commissioner” means the Commissioner appointed under Chapter V of the Regulation and as prescribed under this Regulation and the Rules notified under this Regulation.
- (21) “Community Development Scheme” means a form of immovable property ownership in which the titleholders own their individual units plus a share in common area of the site or “common” property.
- (22) “Covenant” means an agreement by deed between two persons to do one or more things or to give or to prevent or to retain something or an agreement creating an obligation in respect of any immovable property.
- (23) “Dematerialization” means keeping of records in respect of immovable property in the electronic/digital form as prescribed.
- (24) “Document” means any matter expressed or described upon any substance by means of letters, figures or marks or by more than one of those means, intended to be used, or which may be used, for the purpose of recording that matter.
- (25) “Floor area ratio” means the quotient obtained by dividing the total covered area (plinth area) on all floors by the area of the plot,
- (26) “Government” means the Union Government.

- (27) “Grant” means action of granting or bestowing or conferring a right, a gift or assignment of money etc. out of a fund (Legal Glossary Ministry of Law, Justice and Company Affairs)
- (28) “Immovable property” means land, buildings, flats, apartments any other premises, and things attached to the earth, or permanently fastened to anything which is attached to the earth, but not standing timber, growing crops nor grass, within the Union Territory of {name of Union Territory}
- (29) Explanation: Immovable property shall not be construed to include plant and machinery.
- (30) “Indefeasible title” means a title to an immovable property or an interest therein entered in the Register of titles, Disputes, Charges & Covenants and which cannot be altered or voided.
- (31) “Indemnification of entries” means guaranteeing the correctness of the indefeasible title of ownership of immovable property or an interest therein entered in the Register of Titles and which cannot be altered or voided.
- (32) “Index of maps” means a catalogue of cadastral maps of all immovable properties situated in a notified area.
- (33) “Indicative map” means a map that shows the relative location of the immovable property with its correct unique identification number but does not necessarily indicate the size of the property exactly to scale.
- (34) “Land Titling Tribunal” and “Land Titling Appellate Tribunal” means the Tribunal established under Chapter VI of this Regulation and as prescribed under the Rules.
- (35) “Letter of administration” means the permission granted by a Surrogate Court or probate registry to appoint appropriate people to deal with a deceased person’s estate where property will pass under Intestacy Rules or where there are no executors living and will and able to act, having been validly appointed under the deceased’s Will.
- (36) “Lien” means a right by which a person in possession of the immovable property holds and retains it against the other in satisfaction of a demand due to the party retaining it.
- (37) “Marketable title” means a title to an immovable property which has no encumbrances such as mortgage, deed of trust, lien or claim and which is free of any reasonable objection.
- (38) “Market value” means value of the immovable property as defined in the Indian Stamp Act, 1899 in its applicability in the Union territory.
- (39) “Mortgage” means a mortgage as defined under section 58 of the Transfer of Property Act, 1882 (Act no. 4 of 1882).

- (40) “Matter in Dispute” means something in respect of an immovable property which is the subject matter of some legal controversy.
- (41) “Other Right Holder” means a person who is registered as the holder of any right or interest, in immovable property, as specified, in the Register prescribed under this Regulation.
- (42) *Explanation:* This definition shall not include a person having a right in an Immoveable property.
- (43) “Power of Attorney” for the purpose of this Regulation shall have the meaning as defined under section 1A of the Power of Attorney Act, 1882 [(Act no. 7 of 1882 as amended from time to time and is intimated to / registered with the {name of Union Territory }Land Titling Authority.
- (44) “Prescribed” means prescribed by the Rules notified under this Regulation.
- (45) “Probate” means the process of proving a Will as valid and thereafter administering the estate of a dead person according to the terms of the Will,
- (46) “Public Authority” means all offices of the Union Territory of {name of Union Territory}, all Local Authorities, and all Authorities constituted by or under any central Act for the time being in force, such as a Company, Corporation, Trust, Society, any Statutory or other Authority, or any Organization or Body funded, owned and controlled by the Central or by the State Government.
- (47) “Publish” (i) for Government means publication in the Official Gazette (ii) for the {name of Union Territory }Land Titling Authority means publication by any other medium as prescribed which may include media releases or press notes provided by the Government or by the Authority, advertisements, displaying in a prominent place accessible to the general public, making copies available to the public at a reasonable cost, making copies available in electronic format including uploading on the Website of the Authority and providing links to other important website of the State downloadable and easily available to the public.
- (48) “Record” includes any document, manuscript or file, electronic/digital record, microfilm, microfiche and facsimile copy of a document; any reproduction of image or images embodied in such microfilm (whether enlarged or not); and any other material produced by a computer or by any other device and as defined in the Right to Information Act, 2005 (Act no. 22 of 2005).
- (49) “Registered Title” means a record of title entered in the Register of Titles, Disputes, Charges and Covenants.

- (50) “Register” means the Register of Titles, Disputes, Charges & Covenants as defined under Chapter II and VII of this Regulation.
- (51) “Registrar” means the Registrar and the Sub- Registrar appointed under Chapter VIII of this Regulation.
- (52) “Regularisation of Occupation” means regularization of actual holding or possession of a place or land.
- (53) “Right Holder” means a person who is registered as the holder of any right or interest, in Immovable property, as specified, in the Registers under this Regulation.
- (54) Explanation: This definition shall not include a person having right to title in Immovable property
- (55) “Rules” means the Rules notified under this Regulation.
- (56) “Land Titling Tribunal” and “Land Titling Appellate Tribunal” means the tribunal established under Chapter VI of this Regulation and as prescribed under the Rules.
- (57) “Section” means a section under this Regulation, unless otherwise specified.
- (58) “Strata title” means a form of ownership of immovable property devised for multi-level apartment blocks and horizontal sub-divisions with shared areas. The ‘strata’ part of the term refers to apartments being on different levels, or “strata”.
- (59) “Survey” includes all operations incidental to the determination, measurement and record of a boundary or boundaries or any part of a boundary of immovable property and includes a resurvey of immovable property.
- (60) “Terrace rights” means the right to use and develop the space on the roof of a building,
- (61) “Title” means ownership of an immovable property and stands against the right of anyone else to claim the property and for the purposes of this Regulation, title includes strata title.
- (62) “Title guarantee fund” means a corpus of fund created, maintained and operated under this Regulation.
- (63) “Title insurance” means guaranteeing that the title to an immovable property is clear and properly recorded in the name of the titleholder has the right to convey or sell the property to another and should a problem later arise with the title, the insurer shall pay the damages to the new titleholder or secured lender.
- (64) “Title Holder” means the person in whom the title to an Immovable property vests.
- (65) “Title Registration Officer” shall mean an officer or officers notified in Chapter II of the Regulation and whose duties are prescribed under the Rules.

(66) “Transfer application” means the form prescribed to be submitted to the Authority for effectuating the transfer of any right or interest in immovable property under Chapter VIII of the Regulation.

(67) “Website of the Authority” means a display of facts about the Authority and its working in electronic/ digital form also called as Central Titling Registry.

(68) the words and expressions used but not defined in this Regulation and defined in the Hindu Succession Act, (Act no. 30 of 1956), the Information Technology Act, 2000, (Act no.21 of 2000), Transfer of Property Act, 1881,(Act no.4 of 1881), the Indian Evidence Act, 1872, (Act no. 1 of 1872), the Indian Succession Act, 1925 (Act no. 39 of 1925), the Indian Easements Act, 1882 (Act no. 5 of 1882), the Land Acquisition Act, 1894 (Act no.1 of 1894) (The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013) (Act no.30 of 2013),the Aadhar (Targeted Delivery of Financial and Other Subsidies, Benefits and Services) Act, 2016, the Income Tax Act, 1961 (Act no. 43 of 1961) shall have the respective meaning assigned to them in the respective Acts.

CHAPTER – II CREATION OF RECORDS

3. Establishment of Authority

- (1) As soon as may be, after promulgation of this Regulation, the President of India by notification shall constitute the {Name of Union Territory }Land Authority for the purposes of this Regulation in accordance with Chapter V of this Regulation.
- (2) The {Name of Union Territory }Land Authority shall exercise and discharge such powers and functions as may be conferred on it, by or under this Regulation, and under any other law that the Union Territory Government may notify.

4. Establishment of System – Notification

The Union Territory Administration may by notification order for establishment of a system of title registration of any class and/or type of immovable properties in such area as may be notified.

5. Appointment of Title Registration Officer - Notification

- (1) The Authority may by notification appoint any officer either by name or by virtue of his office to be a Title Registration Officer for all or any of the purposes of this Regulation.

- (2) The Title Registration Officer so appointed shall exercise the powers and perform the duties of a Title Registration Officer within such local limits and for such periods of time or such type of immovable property as the Authority may direct.
- (3) The notification can include giving the power of district registrar under the Registration Act, 1908 and the power of Collector under sub-section }8{(of section 2 of the Indian Stamp Act, 1899 (16 of 1899).

6. Preparation of Records

- (1) Survey- After issue of notification under section 4, the Authority shall proceed to prepare a record of immovable properties, situated in the area so notified. The record may contain a record of accurate or approximate boundary or boundaries or any part of boundary of every property duly identified with a distinct I.D.

The Authority shall, for the purpose of this section, discharge all the functions and exercise all the powers of Commissioner and Director of Surveys under various provisions of the {Name of Union Territory }Land Revenue Code, (year to be added).

Provided that any record created by an officer of the Union Territory Administration duly authorized in this regard under the {Name of Union Territory }Land Revenue Code, (year to be added) may be adopted by the Authority as its own record.

- (2) Titling: A Record of Title over each of the immovable properties in the notified area, a Record of Charges and Covenants and a Record of Disputes over these properties, in the manner further provided in this Regulation shall be maintained by the Authority.

7. Notice by the Title Registration Officer

- (1) When the preparation of Register of Titles is taken up under sub-section }2{(of section 6, the Title Registration Officer shall publish a notice in the prescribed manner inviting all persons having any interest in any land or property, to file claim either in person or by an agent duly authorized in this regard at a specified place and time and from time to time thereafter when called upon, for the purpose of disposal of claims and objections.
- (2) A notice published under sub-section (1) shall be held to be a valid notice to every person having any interest in the title of the property to be included in the Register of Titles.
- (3) Upon issue of notification under sub-section (1), all persons having any right or interest in any immovable property shall furnish details of such rights and/ or interest along with:

- (a) pending actions relating to insolvency petition appointing a receiver, or writ or an order affecting immovable properties made by any court for the purposes of enforcing a Judgment or recognizance of any deed of arrangement, arbitration or settlement if any for making an entry to that effect in the Registers.
- (b) any leasehold right or interests of persons in actual occupation, easements, customary rights, public rights, mines and minerals franchise, a non-statutory right in respect of an embankment of sea or river wall, any subsisting power of attorney authorizing the Agent to sell and /or develop and/or construct the property any subsisting sale agreement with or without possession of the property, any subsisting agreement cum General Power of Attorney or any pending suit or appeal under the Specific Relief Act,1963 (Act no. 47 of 1963), any pending proceedings regarding dissolution , winding up, bankruptcy before any authority, pending proceedings for recovery of statutory duties, levies, taxes etc.

8. Land titling to be done in prescribed manner

The Title Registration Officer shall carry out the process of preparation of Register of Titles in the prescribed manner.

9. Powers of Title Registration Officer in undisputed cases

The Title Registration Officer shall determine and record the entry of Titleholder of a land parcel or immovable property in the Register of Titles, of which no dispute is subsisting or brought to his notice.

10. Power of Title Registration Officer in disputed cases

Where title of a property is disputed, the Title Registration Officer shall make an entry to that effect in Register of Titles and order for an entry in the Register of Disputes and refer the case to the Land Titling Tribunal constituted for this purpose under Chapter VI.

11. Entries in Register of Charges & Covenants

While ordering an entry in the Register of Titles or Register of Disputes, if the Title Registration Officer comes across a covenant in the nature of right of easement or a condition which will have a bearing on the absoluteness of the title, he shall order recording of details of such covenant and charges in a separate register called Register of Charges & Covenants and make an entry to that effect in the Register of Titles.

CHAPTER – III

COMPLETION OF RECORDS – PUBLICATION OF NOTIFICATION

12. Issue of notification of completion of Record

When the preparation of Record for whole or part of the area notified has been completed in accordance with section 6 of this Regulation, the Authority shall issue a notification to that effect in the prescribed manner.

13. Entries to attain conclusiveness

The entries in Registers of Title so notified under section 12 shall be conclusive after expiry of three (3) years from the date of such notification as and if modified by an order of the Land Titling Tribunal or Land Titling Appellate Tribunal. Such entries shall be conclusive evidence of such titles in respect of such immovable properties.

Provided that the entries in the Register of Titles, in respect of which any dispute is pending, before Land Titling Tribunal or the Land Titling Appellate Tribunal, or any other Court of law or tribunal on the date of expiry of the three years from the date of such notification such entries shall be conclusive only after and in accordance with final resolution of such dispute.

14. Objection to entries in Register of Titles

- (1) Any person aggrieved by the notified entry in the Register of Titles may file an objection before the Title Registration Officer within three (3) years from the date of such notification.
- (2) Upon the receipt of such objection Title Registration Officer shall make an entry to that effect in Register of Titles and in the Register of Disputes and refer the case to the Land Titling Tribunal.

15. Disposal of objections by Land Titling Tribunal

- (1) Upon a reference made under section 10 by the Title Registration Officer or on an objection filed in accordance with section 14 or suo motu, the Land Titling Tribunal shall proceed to hear the parties concerned, conduct an enquiry in the prescribed manner and pass an order to make entry in the Register of Titles in respect of the immovable property about which the reference was filed.

Provided that when the Land Titling Tribunal takes up the case suo motu, it shall record the reasons and grounds thereof and issue a notice to all the parties concerned before taking up the hearing

- (2) The Title Registration Officer upon receipt of the order of the Land Titling Tribunal passed under sub- section (1) and after expiry of the period of appeal shall record or modify an entry of Titleholder in the Register of Titles in accordance with such order and where no appeal is filed, make an entry to that effect in Register of Disputes.

16. Appeal before Land Titling Appellate Tribunal

- (1) A party aggrieved with an order of Land Titling Tribunal may file an appeal before the Land Titling Appellate Tribunal constituted for this purpose under Chapter - VI within thirty (30) days of passing of such an order.
- (2) On receipt of an appeal under sub-section (1), the Land Titling Appellate Tribunal may, after giving the parties to the appeal, an opportunity of being heard, pass such orders thereon as it thinks fit including an order confirming or modifying or setting aside the order appealed against.
- (3) The Title Registration Officer, upon receipt of the order of the Land Titling Appellate Tribunal passed under sub- section (2) or after expiry of the period of appeal thereon, shall record or modify an entry of Titleholder in the Register of Titles in accordance with such order and where no appeal is filed, make an entry to that effect in Register of Disputes.

17. Appeal to the High Court

- (1) A Special Bench of the High Court shall be designated to deal with appeals against the orders of the Land Titling Appellate Tribunal.
- (2) A party aggrieved with the order of the Land Titling Appellate Tribunal passed under section 16, may file a second appeal before the High Court within (30) days of passing of such an order.
- (3) Upon receiving an appeal, the High Court may after hearing the concerned parties, issue an order upholding or annulling or modifying the orders of Land Titling Appellate Tribunal, an appeal the High Court may after hearing the concerned parties, issue an order upholding or annulling or modifying the orders of Land Titling Appellate Tribunal.
- (4) The Title Registration Officer, after upon receipt of the order of the High Court shall

record or modify an entry of title holder in the Register of Titles in accordance with such order and delete the entry to that effect in Register of Disputes.

CHAPTER – IV

CONSEQUENCES OF NOTIFICATION

18. Consequences of Publication of notification of completion of record

Upon notification issued under section 12, no transaction affecting any immovable property notified or situated in the notified area shall take place except in accordance with the provisions contained in Chapter VIII of this Regulation.

19. Compulsory intimation of civil suits or Appeals

- (1) Upon issue of notification under section 12, it will be incumbent upon the plaintiff or appellant of any suit or appeal, in relation to any rights or interest in an immovable property recorded in the Register of Titles, pending on the date of such notification in any Civil Court, High Court, Supreme Court of India or in other Tribunal, to intimate in the prescribed manner about such pendency to the Title Registration Officer concerned, get it recorded and obtain a certificate of recording and file such certificate before the Court or Tribunal within (six) (6) months from the date of such notification.
- (2) After the date of issue of notification under section 12, if any suit or appeal is filed in any Civil Court, High Court and in the Supreme Court of India or any other Tribunal in respect of an immovable property recorded in the Register of Titles, it shall be incumbent upon the plaintiff / appellant to intimate in the prescribed manner about filing of such suit or appeal to the Title Registration Officer concerned, get it recorded, and obtain a certificate of recording and file such certificate before the Court or Tribunal within (fifteen) (15) days of such filing of suit or appeal.

Provided that all such suits and appeals shall commence only on or after the date of recording of such certificate.

- (3) Upon receipt of intimation of suit or appeal in accordance with sub-section (1) or (2), the Title Registration Officer concerned shall enter it in the Register of Disputes; make an entry to that effect in Register of Titles and issue a certificate of recording to the concerned.
- (4) Notwithstanding anything contained in any other law for the time being in force, upon non- filing of certificate of recording of dispute within the time prescribed in the above

sub-section (1) and (2), as the case may be, the suit or appeal pending or filed before a Court or Tribunal shall lapse.

- (5) It shall be incumbent upon the decree holder, plaintiff, appellant or any other interested person to intimate, get recorded and obtain a certificate of recording of resolution of dispute in respect of a dispute recorded in Register of Disputes within (fifteen) (15) days from date of issue of decree or judgment or order resolving such dispute failing which the decree or judgment or order will not be enforceable.

20. Compulsory intimation of proceedings imposing restriction or prohibition

- (1) Upon issue of the notification under section 12, it will be incumbent upon the Authority competent to impose any restriction or prohibition on any property under any law, to intimate within (three) (3) months of such notification to the Title Registration Officer concerned in the prescribed manner, the fact of any notification issued imposing such restriction or prohibition in respect of any property notified or situated in the notified area and to obtain a certificate of its recording.
- (2) After the date of issue of notification under section 12, it shall be incumbent upon the Authority competent to impose any restriction or prohibition on any property under any law, to intimate to the Title Registration Officer concerned in the prescribed manner, the fact of any notification issued imposing any restriction or prohibition in respect of any property notified or situated in the notified area and to obtain a certificate of its recording within fifteen (15) days of issuance of such notification to obtain a certificate of its recording within fifteen (15) days of issuance of such notification.
- (3) Notwithstanding anything contained in any law for the time being in force, upon non-obtaining the certificate of recording, under sub-section (1) or sub-section (2) of this section, as the case may be, within the prescribed time, the notification under sub-section 1 of section 4 shall be inoperative till obtaining the certificate of recording.

21. Compulsory intimation of Government transactions

- (1) After the issue of notification under section 12, all the transactions by the Government in respect of immovable properties owned by it e.g., alienations, assignment, regularizations of occupation, sale, grant, lease etc., and all transactions made by the Government in respect any other immovable property shall be intimated to the Title Registration Officer concerned by an officer of the Government competent to make such transaction and a certificate of recording obtained.

- (2) Notwithstanding anything contained in any other law for the time being in force, all such transactions shall be effective only from the date of issue of the certificate of recording by the Title Registration Officer concerned.

22. Compulsory intimation of Agreement relating to deposit of title deeds

- (1) Upon issue of notification under section 12, all the financial institutions or other bodies or individuals holding agreements relating to deposit of title deeds in respect of any property and government departments like Department of Financial Services and (Central Registry of Securitisation Asset Reconstruction and Security Interest)CERSAI shall intimate the fact to the Title Registration Officer concerned and obtain a certificate of recording within (3) three months of such notification failing which the equitable mortgage will be rendered unenforceable.
- (2) After the date of issue of notification under section 12, if any agreements relating to deposit of title deeds is created by a financial institution or any other body or individual, in respect of a property located in the notified area, it shall be incumbent upon such financial institution, body or individual to intimate the fact of creation of such equitable mortgage to the Title Registration Officer concerned and to obtain a certificate of its recording.

Provided that, notwithstanding anything contained in any other law for the time being in force, such agreements relating to deposit of title deeds shall be effective only from the date of issue of the certificate of recording.

23. Compulsory intimation of statutory charges

- (1) Upon issue of notification under section 12, it will be incumbent upon the party in whose favour such charge or lien is created, to intimate in the prescribed manner to the Title Registration Officer concerned all the statutory charges and liens including charges registered under Companies Act, 2013 (Act no.18 of 2013) pending as on the date of notification, get them recorded and obtain a certificate of recording within (3) three months of notification, failing which the charge or lien will become unenforceable.
- (2) After the date of issue of notification under section 12, all actions relating to appointment of receiver in insolvency petition, writ or an order affecting immovable properties made by any court for the purpose of enforcing a judgment or recognizance of any deed of arrangement, arbitration, settlement or if any statutory charge or lien including charge under Companies Act is created, it shall be incumbent upon the party in

whose favour such charge or lien is created to intimate the fact in the prescribed manner to the Title Registration Officer concerned, get it recorded and obtain a certificate of its recording within 7 (seven) days of such creation of charge / lien failing which it will be rendered unenforceable.

- (3) Notwithstanding anything contained in any other law, for the time being in force, the said charge, statutory charge or lien will be effective only from the date of issue of certificate of recording.

24. Compulsory intimation of Pending actions

- (1) Upon issue of notification under section 12, it will be incumbent upon the petitioner to intimate in the prescribed manner to the Title Registration Officer concerned, all the pending actions as on the date of notification, like appointment of receiver in any insolvency petition, or writ or an order affecting an immovable property made by any court for the purpose of enforcing a judgment or recognizance of any deed of arrangement / arbitration / settlement, get it recorded and obtain a certificate of its recording within (3) (three) months of notification, failing which such pending actions will be rendered unenforceable.
- (2) After the date of issue of notification under section 12, all actions relating to appointment of receiver in any insolvency petition, or writ or an order affecting immovable properties made by any court for the purposes of enforcing a Judgment or recognizance of any deed of arrangement/arbitration/ settlement/merger-demerger shall be intimated in the manner prescribed to the Title Registration Officer concerned, by the petitioner concerned, get it recorded and obtain a certificate of recording, within 7 (seven) days of such action, failing which it will be rendered unenforceable.
- (3) Notwithstanding anything contained in any other law for the time being in force, such pending actions in sub-section (1) and sub-section (2) above shall be enforceable only from the date of issue of certificate of recording.

25. Issue of certificate of recording

Upon receipt of information under sub-section (1) or sub-section (2) of section 20 or section 21 or section 22 or section 23 or section 24 the Title Registration Officer concerned shall enter the details in prescribed manner in the Register of Charges & Covenants, make a mention in the Register of Titles about it and issue a certificate of its recording.

26. Powers of Attorney to be compulsorily intimated

- (4) Upon the issue of notification under section 12, it will be incumbent upon the parties concerned, to intimate in the prescribed manner to the Title Registration Officer concerned all the subsisting powers of attorney authorizing the agents to sell or develop or construct the immovable property and all the subsisting agreements cum General powers of attorney, get them recorded and obtain a certificate of its recording, within 3 (three) months of the notification.
- (1) After issue of notification under section 12, it will be incumbent upon the person executing any power of attorney including an Agreement cum General Power of Attorney authorizing an agent to sell / develop or construct upon an immovable property located in a notified area, to intimate in the prescribed manner to the Title Registration Officer concerned, the fact of execution of such power of Attorney/ Agreement cum General Power of Attorney, get it recorded and obtain a certificate of its recording within 7 (seven) days of such execution.
- (2) Notwithstanding anything contained in any other law for the time being in force, such powers of attorney or Agreements cum General Powers of attorney shall be effective only from the date of issue of the certificate of recording by the Title Registration Officer concerned under sub-section (3).

27. Procedure for entry of succession in the register of titles

- (1) In case of death of an individual whose name is entered as Titleholder in the Register of Titles, Charge holder in the Register of Charges and Covenants and / or disputing party in Register of Disputes, the legal heirs of such deceased shall file an application in the prescribed manner to the Title Registration Officer concerned for grant of succession and for replacing the name of the deceased with their names in the aforesaid Registers.
- (2) The concerned Title Registration Officer upon receipt of an application under sub-section (1) shall issue a public notice in the prescribed manner calling for claims and objections and after conducting such enquiry as may be prescribed, pass an order granting or refusing to grant succession in favour of any individual or individuals.
- (3) Appeal against an order of the Title Registration Officer concerned under sub-section (2) shall lie to the Appellate Authority as prescribed within 30 (thirty) days of passing of the order.

Provided that if the Title Registration Officer concerned is of the opinion that a substantive dispute exists in respect of the succession to the deceased's title, the Title

Registration Officer shall not grant the succession but refer the matter to the Appellate Authority in the prescribed manner for adjudication along with the record of enquiry, claims and objection petitions.

Provided further that where a reference is made by the Title Registration Officer concerned under this sub-section, entry will be made and certificate of recording be issued in accordance with sub-section }3(of section 19.

- (4) Upon granting of succession under sub-section (2) and where no appeal is filed, the Title Registration Officer concerned shall proceed to replace the entries in the relevant registers after expiry of the appeal period.

CHAPTER – V LAND AUTHORITY

28. {Name of Union Territory} Land Authority

The {Name of Union Territory } Land Authority shall be a body corporate by the name aforesaid, having perpetual succession and a common seal, with powers, subject to the provisions of this Regulation, to acquire, hold and dispose of property, both movable and immovable, and to contract, and by the said name, sue or be sued.

29. Jurisdiction and Offices

- (1) The head office of the Authority shall be at such place as the Union Territory Government may notify.
- (2) The Authority may establish offices at such other places as may be necessary within or outside the Union Territory of {Name of Union Territory}.

30. Composition of the Authority

- (1) The Authority shall consist of a Chairperson, the Commissioner, and three other Members, to be appointed by the Union Territory Government.
- (a) The Chairperson shall be appointed by the Government from amongst the serving officers of the Indian Administrative Service not below the rank of an Administrator or a Special Administrator to Union Territory of {name of Union Territory}. He will be the head of the authority and the members shall work in his supervision and

guidance. The Chairperson shall be responsible for all correspondence on behalf of the Authority.

He may delegate his functions to and allocate the work of the Divisions-Title Registry, Survey, Settlement and Land Information, Property Valuation and Legal Services & Title Guarantee amongst the members as he deems fit.

Provided that the Government may also appoint an officer retired from Indian Administrative Service, who has held the post of Chief Secretary or Special Chief Secretary or any other equivalent post in the Central or State Government or Union Territory Government before retirement.

Provided further that the no such appointee, chairperson, commissioner or member shall hold office after he has attained the age of sixty five (65) years.

- (b) The Chairperson shall hold office for such term as the Union Territory Government may provide, but not exceeding three years and shall be eligible for reappointment not more than once:
 - (c) The Union Territory Government may, by order, remove the chairperson from his office if such Chairperson,
 - (i) is, or at any time has been, adjudged as an insolvent; or
 - (ii) has been convicted of an offence which, in the opinion of the Administrator of the Union Territory, involves moral turpitude; or has so abused his position as to render his continuance in office prejudicial to the public interest;
 - (d) The remuneration, other terms and conditions of service, of the Chairperson shall be such as may be prescribed.
- (2) Members of the Authority will be appointed from among the serving officers in the Government dealing the subject such as law, land administration, Registration, Survey and Settlement and management of land records, provided that the member shall not be below the rank of the Administrator to Government of Union Territory of {name of Union Territory}
- (3) The Commissioner will be a full time functionary appointed by the Government from amongst the serving officers of IAS, not below the rank of a Administrator to Government of Union Territory of {name of Union Territory}.
- (4) The Administrator/Commissioner will be the Chief Executive of the Authority.
- (5) Powers and responsibilities of the Chairperson, Commissioner and members shall be as prescribed.

31. Divisions of the Authority

There will be four divisions of the Authority viz. Title Registry, Survey, Settlement and Land Information, Property Valuation and Legal Services & Title Guarantee. The work of these divisions shall be done in a manner as may be prescribed.

32. Powers of the Authority

- (1) For the purposes of this Regulation, the Authority shall exercise the powers of Inspector General of Registration under the Registration Act, 1908 (16 of 1908). It may delegate its powers to Land Titling officer or any other officer.
- (2) For the purposes of this Act, the Authority shall exercise the powers of Chief Controlling Revenue Authority under the Indian Stamp Act, 1899 (2 of 1899) It may delegate its powers to Land Titling officer or any other officer.
- (3) The Authority may set up administrative divisions required for its proper functioning such as information technology, administration, finance and any other in the manner as may be prescribed.

33. Officers and other employees

The Authority may appoint or call in deputation such government officers and other employees, as may be necessary and stipulate terms and conditions of their service and entrust them with such powers and responsibilities as deemed necessary.

34. Finances

- (1) The Authority may prescribe, levy and collect a fee for any of the services rendered, documents issued, licenses granted or information provided by it or by any of its officers. A Table of such fees prescribed from time to time will be notified and sent in all the concerned offices of the Authority.
- (2) The Authority may receive aid/grants, donations, contributions, gifts and endowments from any Government, body or individual.
- (3) The Authority may receive an interest on its deposits and returns from its investments. All these receipts shall be applied towards the expenditure of the Authority.
- (4) A head of the account shall be opened by the Union territory Administrator.

35. Collection of Duties, Taxes & Fees etc.

The Authority may collect any duty, tax, fee or levy for or on behalf of any Government or local body and remit it to such Government, local body after deducting, a fee or collection charge as prescribed, for services rendered in such collection.

36. Budget and Accounts

- (1) A budget shall be prepared in such form and at such time in a financial year as stipulated for the next financial year showing the estimated receipts including grants and expenditure which shall be approved by the Authority. All the expenditure will be in accordance with this budget.
- (2) Accounts:
 - (a) All incomes and expenditure of the Authority shall be accounted for on continuous basis in the double entry book keeping system. The books shall be closed at the end of the financial year and will be audited by an Auditor appointed by the Authority.
 - (b) The Auditors for the financial year will be appointed by the Authority before the close of such financial year.
 - (c) The accounts and funds of the Authority will be subject to audit by the Comptroller & Auditor General of India.
- (3) The Authority shall prepare, approve and put in place a suitable system of internal auditing.
- (4) Any excess income over the expenditure in any financial year shall not be distributed to the members and will be carried forward to the next financial year.

37. Furnishing of reports

- (1) The Authority shall prepare once in every year, in such form and at such time as may be prescribed, an annual report giving a true and full account of its activities during the previous year and copies of the report shall be forwarded to the Union Territory Government.
- (2) A copy of the report received under sub-section (1) shall be laid, as soon as may be after it is received, before the Ministry of Home Affairs, Government of India.

38. Acts of Authority not to be called in question

No act done by the {name of Union Territory }Land Authority shall be called into question on the ground only of any defect in the constitution of, or the existence of any vacancy in the {name of Union Territory }Land Authority.

CHAPTER – VI

TITLE REGISTRATION OFFICER, LAND TITLING TRIBUNAL AND LAND TITLING APPELLATE TRIBUNAL.

39. Powers to summon

- (1) The Title Registration Officer, Land Titling Tribunal and Land Titling Appellate Tribunal appointed under this Regulation for the purpose of holding an enquiry in the process of preparation and updating of Registers (Title, Disputes and Charges & Covenants) under this Regulation, will have the same powers as are vested in a Civil Court under the Code of Code of Civil Procedure, 1908 (Act 5 of 1908) when hearing an objection or dispute in respect of the following matters namely:-
 - (a) Summoning and enforcing the attendance of applicants, witness and examining him and taking evidence on oath and compelling discovery and production of documents and material objects;
 - (b) Requiring the discovery and production of documents,
 - (c) Receiving evidence on affidavits;
 - (d) Issuing commissions for the examination of witnesses of documents;
 - (e) Subject to the provisions of sections 123 and 124 of the Indian Evidence Act, 1872, (Act no. 1 of 1872), requisitioning any public record or document or copy of such record or document from any office,
 - (f) taking action on unauthorized constructions,
 - (g) examining claims on the basis of laws applicable and
 - (h) Any other matter, which may be prescribed.
- (2) The Title Registration Officer may inspect or summon the production of any of the following documents/records/registers in respect of immovable property within the notified area, during the process of holding an enquiry before ordering an entry in the Registers (Titles, Disputes and Charges & Covenants) viz:
 - (a) revenue records
 - (b) registration documents;

- (c) records maintained under the {name of Union Territory }Rights in Land and Pattadar Passbook Act, (year to be filled)
- (d) records of government grants
- (e) records of Gram panchayat (Revision register, assessment/demand register etc.)
- (f) records of Urban Local Bodies (Assessment/construction, permission registers etc.)
- (g) records of Sub-Registrars/District Registrars of Registration & Stamps department,
- (h) registers and Records of other Government departments/local bodies/ corporations/ Courts and other quasi -government organizations.
- (i) such other documents/records/registers that may be required or prescribed by the Authority.

40. Land Titling Tribunal

- (1) The Authority may appoint and notify one or more retired or serving officers not below the rank of Joint Collector of a District or may notify officer of any other rank as Land Titling Tribunal to dispose objections filed under sub-section }1{(of section 14 of the Regulation.
- (2) The officer so appointed shall, exercise the powers and perform the duties of the Land Titling Tribunal within such local limits and for such period of time as Authority may direct.

41. Land Titling Appellate Tribunal

- (1) The Authority shall establish one or more Land Titling Appellate Tribunals to hear the appeals filed under section 16 of the Regulation for the areas notified under section 4. The Land Titling Appellate Tribunal will be presided over by serving or retired Judicial Officer in the rank of District Judge for this purpose and shall consider appointment of such other members as may be prescribed.
- (2) The Land Titling Appellate Tribunal so appointed shall exercise the powers and perform the duties of the Land Titling Appellate Tribunal within such local limits, for such period of time as Authority may notify.
- (3) The Chairman and members of Land Titling Appellate Tribunal shall hold office for a term of (three) (3) years from the date on which they enter into office or until they attain the age of 65 (sixty-five) years, whichever is earlier.
- (4) The salaries, allowances and other terms and conditions of the Chairperson and Members shall be prescribed by the Rules.

42. Proceeding of Land Titling Tribunal and Land Titling Appellate Tribunal:

- (1) The Land Titling Tribunal and the Land Titling Appellate Tribunal shall not be bound by the procedure laid down by the Code of Civil Procedure, 1908, (Act 5 of 1908) but shall be guided by the principles of natural justice.

Subject to the provisions of this Regulation and Rules, the Land Titling Tribunal and the Land Titling Appellate Tribunal regulate its procedure, including duration of oral hearings, when granted, and times of its inquiry, as may be prescribed.

- (2) All proceedings before the Land Titling Tribunal and Land Titling Appellate Tribunal shall be deemed to be judicial proceedings, within the meaning of sections 193 and 228, and for the purpose of section 196 of the Indian Penal Code, 1860 (Act no 45 of 1860) and the Land Titling Appellate Tribunal, shall be deemed to be a civil court for the purposes of section 195 and Chapter XXVI of the Code of Criminal Procedure, 1973 (Act 2 of 1974).

43. Bar of jurisdiction of Civil Courts

No civil court shall have jurisdiction to entertain any proceedings in respect of any matter, which any Title Registration Officer appointed, Land Titling Tribunal and Land Titling Appellate Tribunal established under this Regulation, are empowered by or under this Regulation to determine.

CHAPTER-VII

REGISTERS

44. Register of Titles

- (1) There shall be maintained by the Title Registration Officer or any other officer authorized by the Authority in this behalf, a Register of Titles which shall contain in respect of each of immovable property, the following particulars:

- (a) unique ID No. of the property.
- (b) area/extent of the property with particulars of the built-up area, there on if any.
- (c) names of all the persons who are owners or title holders with their respective extent of ownership.
- (d) details of transfers of property including transfers due to succession.
- (e) information, if any, on covenants or charges standing against the property
- (f) information, if any, on pending disputes about the property.

- (g) such other particulars as may be prescribed.
- (2) Notwithstanding anything contained in the Registration Act, 1908 (Act no 16 of 1908) the register of titles shall contain the records of all immovable properties in notified areas of the Union Territory of {Name of Union Territory} including-
 - (a) existing title of government over immovable properties,
 - (b) Titles of immovable properties acquired by the Union Territory, after the commencement of this Regulation.

45. Register of Disputes

- (1) The concerned Title Registration Officer shall indicate in the Register of Titles, in the manner prescribed, the fact that there is a pending dispute, with respect to an entry, if the immovable property to which it relates, is the subject matter of dispute in a civil court, before the {name of Union Territory }Land Titling Tribunal or the {name of Union Territory }Land Titling Appellate Tribunal.
- (2) Any entry in the Register of Titles, against which it is indicated that a dispute is pending, shall be entered in the Register of Disputes, along with the particulars of the dispute as prescribed.
- (3) There shall be maintained a Register of Disputes by the Title Registration Officer or any other officer authorized in this behalf by the Authority which shall contain:
 - (a) details of all the cases referred to the Land Titling Tribunal under Section 10,
 - (b) details of objections or appeals filed under Sections 14,16 and 17,
 - (c) details of all the suits and appeals intimated under Section 19,
 - (d) such other particulars as may be prescribed
 - (e) The Register of Disputes shall comprise of:
 - (f) details of the parties involved in the dispute,
 - (g) details of the forum where such dispute is pending,
 - (h) (iii) details of attachments of property under court decrees, injunctions and orders of any court or tribunal or statutory authority. and
 - (i) other particulars as prescribed in this regard.

46. Register of Charges & Covenants

- (1) There shall be a Register of Charges & Covenants maintained by the Title Registration Officer or any other officer duly authorized by the Authority in this behalf, in respect of

all the immovable properties located in the area notified under section 4, which shall contain the following particulars:

- (a) covenants and charges against any immovable property, ordered under section 11 of this Regulation.
 - (b) intimation given to the Authority under Sections 20, 21 and 22,
 - (c) particulars of all statutory charges including charges under Companies Act, 2013 (Act no 18 of 2013) as intimated to the Authority under Section 23,
 - (d) special rights, covenants, or easements created by any parties at the time of transfer, succession, partition or lease etc.,
 - (e) such other particulars as may be prescribed.
- (2) The Register of Charges shall contain the following particulars:
- (a) the date of creation of the Charge,
 - (b) the Immovable property to which the Charge pertains,
 - (c) the amount secured by the Charge,
 - (d) short particulars of the Charge,
 - (e) the person/s in whose favour the Charge has been created,
 - (f) such other particulars as may be prescribed by the Rules.

47. Maintenance of Registers

The Register of Titles, Register of Disputes & Register of Charges & Covenants shall be maintained and updated in such manner and in such format as may be prescribed.

48. Updating of entries in registers

The concerned Title Registration Officer or any other officer authorized in this behalf by the Authority, may change, alter, amend, modify and update any entry in respect of any immovable property in the Register of Titles, Register of Disputes, Register of Covenants & Charges in such manner as may be prescribed.

49. Rectification of entries in registers

- (1) A person aggrieved by any clerical error, such as spelling mistake, error in recording the address etc., in the Register of Titles or Register of Disputes or Register of Charges & Covenants may file an application for its correction with the Title Registration Officer, within three months of occurrence of such error in that register.

- (2) The concerned Title Registration Officer, after such inquiry as may be prescribed shall pass appropriate order, after duly recording the reasons thereof.

50. Registers to be Electronic form

All registers to be maintained by the Authority shall be maintained in electronic form, in the manner and subject to safeguards, as may be prescribed by the Authority in this regard.

51. Evidence of Title

An entry recorded in the Register of Titles in accordance with the provisions of this Regulation, read along with the Register of Disputes and Register of Charges & Covenants shall be conclusive evidence of title.

52. Maintenance of Register of Titles

- (1) The existence of any rights over the immovable property shall be recorded in the Register of Titles, in the manner prescribed.
- (2) The method of operation of the Register of Titles shall be prescribed under the Rules
- (3) The Authority shall through a notification in this regard, prescribe the issuance and use of electronic Certificates of Registered Title, from the date mentioned in such notification.

CHAPTER-VIII

REGISTRATION PROCESS

53. Application for transactions

- (1) Notwithstanding anything contained in Transfer of Property Act, 1882, (Act no 4 of 1882) the Registration Act, 1908 (Act no 16 of 1908) and any other law for the time being in force, all owners or title holders of immovable property notified or located in a notified area shall file the transfer applications , report on transactions in such manner as may be prescribed in respect of all agreements, acts or transactions relating to such immovable property including the transactions detailed hereunder
 - (a) any act which purports or operates to create, declare, assign, limit or extinguish, whether in present or in future, any right, title or interest, whether vested or contingent, in immovable property;
 - (b) the creation, declaration, assignment, limitation or extinction of any right, title or interest effected through the receipt or payment of any consideration; and
 - (c) sale

- (d) gift
 - (e) lease of immovable property, or reserving a yearly rent, or periodic premiums;
 - (f) transfer or assignment of any decree or order of a court or any award when such decree, order or award purports or operates to create, declare, assign, limit or extinguish, whether in present or in future, any right, title or interest, whether vested or contingent, to or in immovable property
 - (g) any decree, order or award passed by a Civil Court, including any decree, order or award passed, on consent of the defendants or on circumstantial evidence
 - (h) any rectification of title done by the Title Registration Officer, Land Titling Tribunal or Land Titling Appellate Tribunal
 - (i) right of easement right, appurtenant rights, terrace rights, air rights.
 - (j) (x)sale , Construction , Development agreements relating to immovable property
 - (k) powers of attorney relating to immovable property authorizing the Agent to sell/ construct/ develop such immovable property.
 - (l) agreements cum-General Power of Attorney relating to immovable property.
 - (m) all mergers / amalgamations, demergers of companies involving immovable property.
 - (n) all transfers of immovable property after dissolution of partnership firms.
- (2) Notwithstanding anything contained in the Indian Stamp Act, 1899 (Act no. II of 1899) or any other law for the time being in force, an application or a report in accordance with Chapter-VIII of this Regulation shall be considered to be an 'instrument' under the Indian Stamp Act, 1899 (Act no 2 of 1899) for the purposes of levy of stamp duty under that Act.

54. Compulsory reporting of transactions

Without prejudice to anything said herein before, the information regarding the following acts and transactions in relation to immovable property shall be reported to the Authority for recording in prescribed manner.

- (a) charges created by unregistered transactions,
- (b) (ii)probates and letters of administration,
- (c) all attachments of property made through court decrees, injunctions or orders of any court or tribunal or statutory authority and
- (d) any other matter as prescribed.

55. Presentation of Transfer Application or Report on transaction

The transfer application or report on transaction along with all prescribed forms and documents relating to the act or transaction on immovable property shall be presented to the Title Registration Officer concerned.

- (a) by a person executing such transaction or claiming such transaction pursuant to a decree or order issued by a competent Court or Tribunal or Authority, or;
- (b) by the agent of such person/representative/assign duly authorized by a power of attorney.

Explanation: For the purpose of this Regulation, a power of attorney duly executed in accordance with the Power of Attorney Act, 1882 (Act no. 7 of 1882 as amended by Act no. 55 of 1982) and registered under this Regulation in the prescribed manner shall constitute due authorization.

56. Registration process

- (1) The Title Registration Officer shall there upon:
 - (a) enquire and satisfy himself whether or not such application, if filed by the persons by whom it purports to have been filed.
 - (b) verify and satisfy himself whether any stamp duty, transfer duty and any other applicable duty or fee is paid in respect of the transaction/application and collect the differential if any.
 - (c) satisfy himself -
 - (i) as regards the identity of the presentants in a manner as may be prescribed by the Authority.
 - (ii) that the transaction is not in violation of any enactment in force.
 - (iii) the transfer application / report on transaction is in prescribed form and contains all the required information.
 - (iv) that the subject property under the transaction is duly described in its entirety by the distinct ID assigned by the Authority under section 6(A) of this Regulation.
- (2) The Title Registration Officer shall not accept the transfer application or report on transaction if he is not satisfied in respect of any of the above conditions mentioned in sub- section (1) above.

- (3) Upon satisfying himself in accordance with sub-section (1), the Title Registration Officer shall proceed to affect that transfer of title or record the transaction on title as the case may be, in the Register of Titles and / or Register of Charges and Covenants in the manner prescribed.

57. Reasons for refusal to be recorded in writing

- (1) Every Title Registration Officer refusing to accept a transfer application / report on transaction shall make an order to that effect duly recording the reasons thereof and give a copy thereof to the Presentant.
- (2) An appeal shall lie against an order of a Title Registration Officer under sub-section (1) above to the Appellate Officer as prescribed within (fifteen) 15 days from the date of the order.
- (3) Every Appellate Officer on receipt of an appeal shall enquire in to the facts and pass an appropriate order either refusing or accepting the appeal.
- (4) An appeal shall lie against an order of the Appellate Officer under sub-section (3) to the Appellate Authority as may be prescribed within (thirty) 30 days from the date of the order.
- (5) If the order of the Appellate Officer / Appellate Authority directs the transaction to be registered and the transfer application is duly filed for registration within (fifteen) 15 days of the making of such order, such registration shall take effect as if the transfer application form had been registered when it was first duly submitted for registration.

58. Power of the Title Registration Officer

- (1) The Title Registration Officer shall have the power to summon any other person, who the Title Registration Officer believes has information relevant to the transaction to give statements or deliver any relevant document as may be necessary for registration under this Regulation.
- (2) The Title Registration Officer may for the purpose of any enquiry summon and enforce the attendance of witness and compel them to give evidence, as if he were a civil court and he may also direct by whom the whole or any part of the costs of any such enquiry shall be paid, and such costs shall be recoverable as if they had been awarded in a suit under the Code of Code of Civil Procedure, 1908. (Act 5 of 1908)
- (3) The Title Registration Officer may, at his discretion accept the Transfer Application or Report on transaction at the private residence or hospital or jail from a person who is

unable to attend the office, after recording the reasons thereof in writing in the manner prescribed.

59. Effect of entries in the registers

An entry made in the Register of Titles or Register of Charges and Covenants in pursuance of a Transfer Application or Report on transaction has effect of transfer of Title or recording of transaction from the time of accepting of the application by the Title Registration Officer.

60. Liability of void transfers

If any right/interest in immovable property is retransferred, re-granted, or recreated because of a failure to comply with the requirement of registration, the transferee/grantee or as the case may be, the mortgagor-

- (a) is liable to the other party for all the proper costs of and incidental to the retransfer, regrant or recreation of the right/interest in the immovable property, and
- (b) is liable to indemnify the other party in respect of any other liability reasonably incurred by him because of the failure to comply with the requirement of registration.

61. Effect of non-compliance of requirement of recording

Notwithstanding anything contained in any other law for the time being in force no agreement, transaction or act relating to immovable property required to be registered or recorded under this Regulation shall be effective, unless it has been registered or recorded under the provisions of this Regulation.

Explanation: If the requirement of registration/recording under this Regulation is not complied with, the agreement, transfer, grant or creation of right / interest becomes void.

CHAPTER – IX ELECTRONIC TRANSACTION

62. Transfers to be in electronic form

The Authority may, by notification in this regard, appoint a date from which, all rights or interests relating to immovable property in any or all of the areas notified under section 4, shall be executed only in the electronic format in the manner prescribed.

63. Security Procedures

- (1) The computer system of the {name of Union Territory }Land Authority shall be a protected system for the purpose of the Information Technology Act, 200021 {of 2000}.
- (2) The Authority shall for the purposes of this Regulation prescribe appropriate systems of security having due regard to prevailing commercial circumstances and
 - (a) the nature of transaction;
 - (b) the level of sophistication of the parties with reference to their technological
 - (c) capacity;
 - (d) the volume of similar transactions engaged in by other parties;
 - (e) the availability of alternatives offered to but rejected by any party;
 - (f) the cost of alternative procedures;
 - (g) the procedures in general use for similar types of transactions or communications;

64. Evidentiary value of Electronic records

Notwithstanding anything contained in any other law for the time being in force, sections 3, 17, 22A, 34, 35, 39, 47A, 59, 65B, 73A, 81A, 85 A, 85B, 85 C, 88A and 90A, of the Indian Evidence Act, 1872 (Act no.1of 1872) shall be applicable to all electronic records under this Regulation.

65. Extract of Electronic record to be issued

Any interested person may request the Authority for an extract of Register of Titles, which shall be the extract from the electronic record of title, containing information as in Register of Titles, Register of Disputes, Register of Charges & Covenants on the date and time of issue of such extract.

66. Indemnification of Entries in the Register of Titles

The Authority may, by notification in this regard, introduce a system of indemnifying the entries in its records, from such date and for such area as notified.

Provided that the system of indemnifying shall in the manner as may be prescribed. The principle of indemnity can be (1) payment from a fund maintained by the Authority, (2) through an insurance company, (iii) any other as the Union Territory made finds suitable.

67. Powers to appoint licensees etc.

The Authority may, by notification in this regard, appoint an individual or a body as its licensee, surveyors, representative or agent to carry out any part of its duties and responsibilities on such payment, terms & conditions as it may prescribe.

68. Levy of fee for information

The Authority may permit use or dissemination of any information contained in its records in its original form or in modified form, by any individual or a body on payment of such fees or levy as it may consider necessary.

CHAPTER – X MISCELLANEOUS

69. Penalties

- (1) Any individual responsible for providing any information under this Regulation shall be personally liable for failure to furnish the information within the period specified therein, and the penalty thereof shall be as prescribed.
- (2) In case of willful concealment of information or deliberate furnishing of false information to the Authority, the person or persons responsible shall be punished with penalty as prescribed.
- (3) If any officer or employee appointed by the Authority, charged with any responsibility under this Regulation, discharges it in a manner which he knows or believes to be incorrect, intending thereby to cause or knowing it to be likely that he may thereby cause injury, as defined in the Indian Penal Code, 1860 (Act no. 45 of 1860) to any person, shall be punishable with imprisonment for a term which may extend to seven years or with fine or with both.

Provided that no action will be initiated under this sub-section except with the prior sanction of the Authority.

70. Removal of Difficulties

- (1) If any difficulty arises in giving effect to the provisions of this Regulation, the State Government may, by notification within a period of 5 years make such provisions not inconsistent with the provisions of this Regulation as appear to it, to be necessary or expedient for removal of difficulties

- (2) Every notification issued under this section shall be made available, as soon as may be after it is made, to the Ministry of Home Affairs, Government of India.

71. Access to Registers

- (1) All records under the Registers shall be a matter of public record open to inspection as may be prescribed.
- (2) Subject to such rules as may be framed in this behalf, the Registers shall be open to inspection of the public at reasonable hours on all working days,
- (3) Any interested person may approach the Authority for an extract of any information contained in the Registers maintained under this Regulation, and all such extracts and copies shall bear the seal of the Authority or any officer authorized in this behalf, on payment of such fees as may be prescribed by the Authority.
- (4) A copy or extract from the Registers, given by the Authority or any officer authorized in this behalf, under its seal, shall be admissible as evidence, for the purpose of proving the contents of a transaction relating to the immovable property comprised in the extract.

72. Immunity for acts done in good faith

No legal proceedings or any other claim or action, shall lie against any person for anything done in good faith under this Regulation or the Rules and regulations made there under.

73. Power of the Union Territory to make Rules

- (1) The Union Territory Government may, by notification in the Official Gazette, make Rules to carry out the provisions of this Regulation.

Provided that the Administrator of the Union Territory may delegate the power to make Rules to the Authority.

- (2) In particular, and without prejudice to the generality of the foregoing powers, such Rules may provide for the:
- (a) manner of preparation, compilation, maintenance and amendment of the Registers, and prescribing the forms in which they are to be compiled or maintained, the places at which, and the officer by whom Registers have to be maintained, and the officer by whom the said entries are to be verified and amended:
- (b) maintenance of other records, registers, accounts, maps and plans to be maintained for the purpose of this Regulation and the manner and forms in which they shall be prepared and maintained;

- (c) inspection of the records, registers and documents maintained under this Regulation and the fees for the grant of copies thereof or extracts therefrom;
 - (d) procedure to be followed in making enquiries and hearing of appeals under this Regulation.
 - (e) manner of transferring immovable property and any rights contained therein
 - (f) procedure for appointment of various officers under this Regulation
 - (g) salaries and terms of appointment of various officers under this Regulation
 - (h) method of inquiry by the Title Registration officer before making entries in the Register of Titles
 - (i) hearing of objections and public consultation
 - (j) publication of notices
 - (k) method for obtaining and filing of a Certificate of Dispute
 - (l) issuance of notices
 - (m) use of biometric authentication or other identification
 - (n) recording of Charges, easementary rights and such other rights on the Immovable property
 - (o) prescribing fines, penalties and other actions to implement the provisions of this Regulation
- (3) All Rules made by the Union Territory Government under this section and any orders relating to delegation of power to the Authority shall be laid, as soon as may be after it is made, before the Ministry of Home Affairs, Government of India.

74. Powers of Authority to delegate & issue executive instructions

- (1) The Authority may delegate any of its powers to any of its members or officers.
- (2) The Authority may issue executive instructions in furtherance of various provisions of this Regulation and Rules made there under in order to achieve the aims and objectives of this Regulation, so long as they are not inconsistent with such provisions. If necessary, a community development scheme and a citizen facilitation centre can be established.

75. Amendment of relevant laws

- (1) the Indian Stamp Act, 1899 (Act no 2 of 1899) as applicable to the Union Territory of {name of Union Territory } shall stand amended in the manner prescribed in Part I of the Schedule to this Act.

- (2) the {name of Union Territory }Land Revenue Code, (fill the year) shall stand amended in the manner specified in Part II of the Schedule to this Regulation.
- (3) the {name of Union Territory }Rights in Land and Pattadar Passbooks Act, (year to be filled) shall stand amended in the manner prescribed in Part III of the Schedule to this Regulation.
- (4) the Registration Act, 1908 (Act no 16 of 1908) as applicable to the Union Territory of {name of Union Territory }shall stand amended in the manner specified in Part IV of the Schedule to this Regulation.

76. Repeal and Savings

- (1) For the removal of doubts, it is hereby stated that, in case of any inconsistency between the provisions of this Regulation and any other Act, the provisions of this Regulation shall prevail.
- (2) Notwithstanding anything contained in sub-section (1)-
 - (a) all directives issued, before the commencement of this Regulation, by the Union Territory Administration under the enactments specified in the Schedule shall continue to apply for the period for which such directions were issued by the Union Territory Administration.
 - (b) the provisions of the enactments specified in the Schedule, not inconsistent with the provisions of this Regulation, shall apply to the Union Territory of {name of Union Territory}.
 - (c) the Ministry of Home Affairs, Government of India may as and when considered necessary by notification, amend the Schedule.

SCHEDULE PART I

Amendments to the Indian Stamp Act, 1899

(1) Section 2, sub-clause 12 shall be substituted by

Section 2 (12)- 'Executed' and 'execution' used with reference to instruments, mean 'signed' and 'signature'

The terms 'signed' and 'signature' also include an electronic record which can be attributed to the originator,

a) if it was sent by the originator himself;

b) by a person who had the authority to act on behalf of the originator in respect of that electronic record; or

c) by an information system programmed by or on behalf of the originator to operate automatically.

(2) Section 2, sub-clause 14 shall be substituted by

Section 2 (14)- Instrument includes every document by which any right or liability is, or purports to be created, transferred, limited, extended. extinguished or recorded.

The term document also includes any electronic record, meaning data. record or data generated, image or sound stored, received or sent in an electronic form or microfilm or computer-generated microfiche or any other mode of electronic/digital data storage.

PART II

Amendments to the (Name of Union Territory) Land Revenue Code, including provision for Assigning unique identification number.

PART III

Amendment to the Registration Act. 1908

Section 1 (2A) shall be added

1 (2A). It shall not apply to registration of immovable property in notified areas in the State of Andhra Pradesh, wherein the Andhra Pradesh Land Titling Act, has been brought into force, if the provisions are inconsistent with the provisions of AP Land Titling Act.

PART IV

Amendment to the Limitation Act, 1963

In the Schedule to the Limitation Act, 1963, the Period of Limitation in relation to item 65 of the Act shall be amended to 'five' years.

PART V

Amendment to the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 to the extent provisions made in the Regulation.

PRESIDENT