

THE REGISTRATION (ASSAM AMENDMENT) BILL, 2025

A BILL

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

Preamble

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

Central Act
No. 16 of
1908

It is hereby enacted in the Seventy-sixth Year of the Republic of India as follows:-

Short title,
extent and
commencement

1. (1) This Act may be called the Registration (Assam Amendment) Act, 2025.
- (2) It extends to the whole of Assam.
- (3) It shall come into force at once.

Amendment of
section 2

2. In the principal Act, in section 2, after clause (4), the following new clause shall be inserted, namely:—
“(4A) ‘Electronic signature’ shall have the same meaning as assigned to it in clause (ta) of sub-section (1) of section 2 of the Information Technology Act, 2000.”

Central Act
No. 21 of
2000

Amendment of
section 17

3. In the principal Act, in section 17, in sub-section (1), after clause (c), the following clause shall be inserted, namely:—
“(f) any other instrument required by any law for the time being in force, to be registered.”

Amendment of
section 21

4. In the principal Act, in section 21,
 - (i) for sub-section (1), the following shall be substituted, namely:—
“(1) No non-testamentary document relating to immovable property shall be accepted for registration, unless it contains a description of such property along with a map and photographs showing its location and nature, sufficient to identify the same.”
 - (ii) in sub-section (4), at the end, after the word and punctuation mark “districts.”, the following shall be inserted, namely:—
“The map of the property shall be printed as part of the e-Deed. In case of property without a No Objection Certificate (NOC) involving intended transfer, the party shall provide the property map duly signed by the intended transferee.”


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ON 22.11.2025

- (iii) after sub-section (4), the following new sub-section shall be inserted, namely:—

“(5) The Registering Officer shall ensure that every non-testamentary document relating to immovable property includes such additional property-related information as may be required by the Government, through notifications issued from time to time, which may facilitate the entry of particulars such as electricity consumer number, holding number or any other information as may be prescribed.”

Amendment of
section 21A

5. In the principal Act, in section 21 A,

- (i) for the words "Deputy Commissioner" wherever they occur the words "District Commissioner" shall be substituted;
- (ii) in the Explanation, in sixth line, the punctuation mark "." appearing in between the number "2016" and the word “respectively” shall be deleted and the punctuation mark ":" shall be inserted after the word "respectively" and thereafter the following proviso shall be inserted, namely:-

"Provided also that no such No Objection Certificate from concerned District Commissioner shall be required in respect of registration of non-testamentary instruments relating to immovable property situated within the notified industrial estates or industrial areas, where such land has already been leased to an entrepreneur or industrial unit by the Commissionerate of Industries and Commerce, Assam Industrial Development Corporation (AIDC), Assam Small Industries Development Corporation (ASIDC), Assam Industrial Infrastructure Development Corporation (AIIDC), or any other authority specifically notified by the State Government for this purpose. The registering officer shall not refuse registration of such non testamentary instruments on the ground of non production of NOC from the concerned District Commissioner subject to the payment of prescribed premium or considerate amount, as notified by the State Government from time to time."

Amendment of
section 34

6. In the principal Act, in section 34,

- (i) in sub-section (1), for the existing proviso, the following shall be substituted, namely:—

“Provided that when any document as notified by the State Government is presented in electronic form, personal appearance shall not be required.”

- (ii) for sub-section (2), the following shall be substituted, namely:—

“(2) Appearances under sub-section (1) shall be simultaneous.”

	(iii)	in sub-section (3), after clause (a), the following shall be inserted, namely:— “(ab) enquire whether or not the document is duly stamped as per provisions of the Indian Stamp Act, 1899.”	Central Act 2 of 1899
Amendment of section 49	7.	In the principal Act, in section 49, (i) in the second line, in between the brackets, figures word and punctuation mark “(4 of 1882),” and the words “to be registered” the words, “or any other law for the time being in force” shall be inserted. (ii) in the ninth line, in between the brackets, figures word and punctuation mark “(4 of 1882),” and the words “to be registered” the words, “or any other law for the time being in force” shall be inserted.	Central Act 4 of 1882
Amendment of section 57	8.	In the principal Act, in section 57, in sub-section (5), at the end, for the punctuation mark “.” appearing after the word “documents”, the punctuation mark “:” shall be substituted and thereafter the following proviso shall be added, namely:— “Provided that when a registered document is electronically signed and stored in a database authorized by the Government under the concerning rules, then subject to the provision of section 66 of the Bharatiya Sakshya Adhiniyam, 2023, copies thereof may be downloaded or issued from the said authorized database and the same shall also be admissible for the purpose of proving the contents of the original document.”	Central Act 47 of 2023
Insertion of new section 63A	9.	In the principal Act, after section 63, the following new section shall be inserted, namely:— “Presentation 63A. (1) All presentations, endorsements, etc. may be done in electronic form (2) All books and indexes that are open to public inspection may be made available for inspection through a Government website or the Electronic Registration System as notified by the Government for the said purpose.”	


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Statement of Object and Reasons

1. The Government of Assam has taken rapid strides in digital journey enabling online document registration through National Generic Document Registration System (NGDRS) platform. The Registration Act, 1908 does not fully accommodate digital registration systems, electronic signatures, or online workflows now being implemented through the National Generic Document Registration System (NGDRS) platforms. For seamless digital operations an update of existing provisions is crucial.
2. The bill seeks to align the Registration Act with the objectives of Digital India and NGDRS implementation, ensure legal validity of electronic processes, electronically registered deeds and e-signed documents.
3. The bill enables online storage and inspection of documents, capturing of biometrics, penalise making false statements, forgery, false personation and abetment.
4. The bill shall facilitate reduction of physical interface for some processes and enhance data integrity and security.
5. The bill also aims to promote Ease of Doing Business by exempting requirement of NOC for registration in notified industrial estates where such land has already been leased to an entrepreneur or industrial unit by the Commissionerate of Industries and Commerce, Assam Industrial Development Corporation (AIDC), Assam Small Industries Development Corporation (ASIDC), Assam Industrial Infrastructure Development Corporation (AIIDC) etc.
6. The bill, therefore is a step to facilitate faster, transparent, and citizen-friendly registration services in the digital era


(Shri Keshab Mahanta)

Minister,

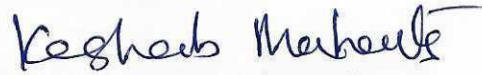
Revenue & Disaster Management Department


Secretary,

Assam Legislative Assembly

FINANCIAL MEMORANDUM

The Bill will not require any expenditure from the Consolidated Fund of the State once it comes into force.



(Shri Keshab Mahanta)

Minister,

Revenue & Disaster Management

MEMORANDUM OF DELEGATE LEGISLATION

There is no delegation of legislative powers proposed in the Bill.


(Shri Keshab Mahanta)
Minister
Revenue & D.M. Department

COMPARATIVE STATEMENT

Overview of Amendment	Principal Act	Proposed section
Adds definition of "Electronic Signature" (as per IT Act, 2000)	N/A	In (4A) Definition according to IT Act, 2000
Adds clause: "any document required by law to be registered"	Compulsory registration under Section 17(1) was limited to deeds like gifts of immovable property, non-testamentary instruments affecting immovable property, leases beyond a year, etc.	In 17(1)(h) any document required by law to be registered is incorporated
Mandates inclusion of maps and photographs for immovable property	In Section 21(1) Only requires a description of the property (like boundaries, survey number, area, etc.) that is clear enough to identify it	Details of property as a part of Deed to be included (21(1))
Relaxation of NOC in industrial estates	Sec 21(A) mandates compulsory NOC for immovable property transfer	exempting requirement of NOC for registration in notified industrial estates where such land has already been leased to an entrepreneur or industrial unit by the Commissionerate of Industries and Commerce, Assam Industrial Development Corporation (AIDC), Assam Small Industries Development Corporation (ASIDC), Assam Industrial Infrastructure Development Corporation (AIIDC) etc
Enquiry before registration by	Requires personal appearance of	In Section 34

registering officer	executants, claimant or representative	Faceless virtual registration for notified instruments
Adds: Electronically signed documents stored in authorized databases are admissible	All copies of books and indexes given will be sealed and signed by the Registering Officer, which shall be admissible for proving as original content.	In Section 57 of the principal Act, in sub-section (5), for full stop, the colon shall be substituted and thereafter the following proviso shall be added, namely:— "Provided that when a registered document is electronically signed and stored in a database authorized by the Government under the concerning rules, then subject to the provision of section 66 of Bharatiya Sakshya Adhiniyam, 2023 copies thereof may be downloaded/issued from the said authorized database and the same shall also be admissible for the purpose of proving the contents of the original document.".
Introduced: Electronic registration process; public inspection via government website	NA	63-A All presentations, endorsements, filing, certifications, signatures and maintenance of books and indexes required under the Act, may be done in electronic form and online inspection