



TAMIL NADU GOVERNMENT GAZETTE

EXTRAORDINARY PUBLISHED BY AUTHORITY

No. 137]

CHENNAI, FRIDAY, FEBRUARY 26, 2021
Maasi 14, Saarvari, Thiruvalluvar Aandu-2052

Part IV—Section 1

Tamil Nadu Bills

CONTENTS

	<i>Pages.</i>
BILLS:	
No. 11 of 2021—The Tamil Nadu Payment of Salaries (Amendment) Act, 2021	70-72
No. 12 of 2021— The Tamil Nadu Repealing Act, 2021	73-78
No. 13 of 2021— The Registration (Tamil Nadu Amendment) Act, 2021	79-80
No. 14 of 2021—The Tamil Nadu Special Reservation of Seats in Educational Institutions including Private Educational Institutions and of appointments or posts in the services under the State within the Reservation for the Most Backward Classes and Denotified Communities Act, 2021	81-91

Under Rule 130 of the Tamil Nadu Legislative Assembly Rules, the following Bill which was introduced in the Legislative Assembly of the State of Tamil Nadu on 26th February, 2021 is published together with Statement of Objects and Reasons for general information:—

L.A. Bill No. 13 of 2021

A Bill further to amend the Registration Act, 1908 in its application to the State of Tamil Nadu.

BE it enacted by the Legislative Assembly of the State of Tamil Nadu in the Seventy-second Year of the Republic of India as follows:—

1. (1) This Act may be called the Registration (Tamil Nadu Amendment) Act, 2021. Short title, extent and commencement.

(2) It extends to the whole of the State of Tamil Nadu.

(3) It shall come into force on such date as the State Government may, by notification, appoint.

Central Act XVI of 1908.

2. To section 32 of the Registration Act, 1908 (hereinafter referred to as the principal Act), the following proviso shall be added, namely:— Amendment of section 32.

“Provided that the State Government may, by notification, specify such documents which may be presented through electronic means.”.

3. For section 32-A of the principal Act, the following sections shall be substituted, namely:— Substitution of section 32-A.

“32-A. Registration by electronic means.— In cases, where the document is presented for registration by electronic means, the procedure for its presentation, appearance for admission, endorsements, manner of fixing signature and seal, mode of payment of registration fees and other fees and such other process, shall be such as may be prescribed by rules made in this behalf.

32-AA. Compulsory affixing of photograph, etc.— Every person presenting any document at the proper registration office under section 32 shall affix his passport size photograph and fingerprints to the document:

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

4. In section 52 of the principal Act, in sub-section (1), in clause (a), for the expression “under section 32A”, the expression “under section 32-AA” shall be substituted. Amendment of section 52.

5. In section 69 of the principal Act, in sub-section (1), after clause (gg), the following clause shall be inserted, namely:— Amendment of section 69.

“(ggg) regulating the procedure for presentation of documents, appearance for admission, endorsements, manner of fixing signature and seal, mode of payment of registration fees and other fees and such other process, when the document is presented by electronic means.”.

STATEMENT OF OBJECTS AND REASONS.

According to section 17 of the Registration Act, 1908, the instruments of agreements relating to Deposit of Title Deeds has to be registered Compulsorily. The Industrial Sector experiences much difficulty in physically presenting instruments of agreements relating to Deposit of Title Deeds for registration before the respective Sub Registrar's for availing Industrial Loans from the banks within the stipulated time. The State Government is promoting, through its entire means, the revival of Industrial Sector more particularly, the Micro, Small and Medium Enterprises Sector using the stimulus announced by the Central Government. It is considered that, dispensing with the requirement of physical presentation of documents such as agreements relating to Deposit of Title Deeds, for registration, will facilitate ease of doing business. The Government have therefore, decided to amend the Registration Act, 1908 (Central Act XVI of 1908) suitably for said purpose.

2. The Bill seeks to give effect to the above decision.

K.C.VEERAMANI,
Minister for Commercial Taxes.

Chennai-600 009,
26th February 2021.

K. SRINIVASAN,
Secretary.