

**OFFICE OF THE INSPECTOR GENERAL OF REGISTRATION,
MAHARASHTRA STATE, PUNE**

NOTIFICATION

THE REGISTRATION ACT, 1908.

No. Desk 4/C.R. No. 2698/2013.—In exercise of its powers conferred by clause (k) of sub-section (1) of section 69 of the Registration Act, 1908 (16 of 1908) (hereinafter referred to as "the said Act") the Inspector General of Registration, Maharashtra State, with prior approval of the Government of Maharashtra as required under clause (2) of section 69 of the said Act, makes the following rules, namely:—

1. *Short title and commencement.*—(a) These rules may be called as "the Maharashtra e-Registration and e-Filing Rules, 2013".

(b) They shall come into force on the 1st day of April 2013.

2. *Definitions.*—(I) In these rules, unless there is anything repugnant in the subject or context,—

(a) "Act" means the Registration Act, 1908; .

(b) "e-Filing" means online or electronic filing of notices of intimation of mortgage of property specified in section 89B of the Act filed through e-Filing module;

(c) "e-Filing Module" means a software module developed by the Inspector General of Registration for filing of notices of intimation of mortgage of property specified in section 89B of the Act, under these rules;

(d) "e-Registration" means online or electronic registration of documents;

(e) "e-Registration Module" means a software module developed by the Inspector General of Registration for registration of documents, under these rules;

(f) "Inspector General of Registration" means the Inspector General of Registration appointed under section 3 of the Act.

(II) The words and expressions used but not defined herein shall have the same meaning as are respectively assigned to them in the Act and the Information Technology Act, 2000 (21 of 2000).

3. The documents notified under the proviso to sub-section (1) of section 7 of the Act and a notice of intimation of mortgage of property specified in section 89B of the Act may be registered or filed, respectively, online by using e-Registration Module and e-Filing Module.

4. The parties will not be allowed to attach any external file in the body of the document. On completion of the data entry, the document so created will be displayed on the screen. The parties if require may edit the document, at the stage submission. No editing shall be possible after submission.

5. For the purposes of e-Registration under these rules,—

(a) appending of electronic signature or biometric thumb print and capture of digital photo through the software module, shall be mandatory for all executants whenever and wherever necessary; and also appending of electronic signature and capture of digital photo and biometric thumb print of the attesting witnesses through the software module shall be necessary, wherever required by law;

(b) PAN Card Number or Unique Identification Number or any other identification or document number regarding each executing party shall be mandatory to prove his identity;

(c) The parties may submit their e-mail ids and mobile numbers for correspondence and notification

6. The registration process will not proceed unless all mandatory information is filled in while registering the specific document.

2

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7. The online submission can be made 24X7 hours, but the time for registration shall be office working hours.

8. A document may be completed and submitted within 30 days from the next day of first data entry made. If document is not submitted within 30 days, then fresh data entry has to be made. The Stamp duty, Registration fees and any other charges if already paid, shall be adjusted up to six months from the date of payment.

9. (1) Every party shall be responsible for cross verification of the identity of the other parties. It shall be always presumed that, the parties appending the signatures are known to each other and have themselves confirmed that, each party has valid authority and right to sign the document.

(2) For the purpose of these rules, it shall always be construed that, appending signature to the document shall mean executing, accepting and admitting the document.

10. For online registration, stamp duty and registration fees shall be paid online to Government of Maharashtra through Government Receipt Accounting System (GRAS) (Virtual Treasury) by electronic transfer of funds or any other mode of payment prescribed by the Government.

11. While accepting the document for registration the Joint Sub-Registrar shall ascertain that,—

(a) the document fulfils the conditions, specified under the Act, rules and orders framed there under ;

(b) the stamp duty and registration fees and other charges are duly paid ;

(c) the registration of the document is not prohibited by any existing law, order of the Court or order of any Competent Authority.

12. If on scrutiny of document it is found that, there is no *prima facie* objection for registration of the document, it shall be registered and made available online for downloading. It may also be forwarded to the e-mail address provided by the parties.

13. If on scrutiny of document it is found that, there is anything objectionable for registration of the document, the objection will be conveyed on the e-mail address provided by the parties, within the next working day after submission. The parties will then have to comply the objection raised. If the compliance is satisfactory, the document will be registered and conveyed to the parties as provided in the above rules.

14. If the parties fail to make a satisfactory compliance within 30 days of raising objection, the e-Registration shall be rejected.

Explanation.— For the purpose of this rule, while counting the period of thirty days, the day on which objection is raised shall be excluded.

15. For the purpose of e-Filing of documents under these rules,—

(a) appending of electronic signature or biometric thumb print and capture of digital photo through the software module, shall be mandatory for the person filing the notice ;

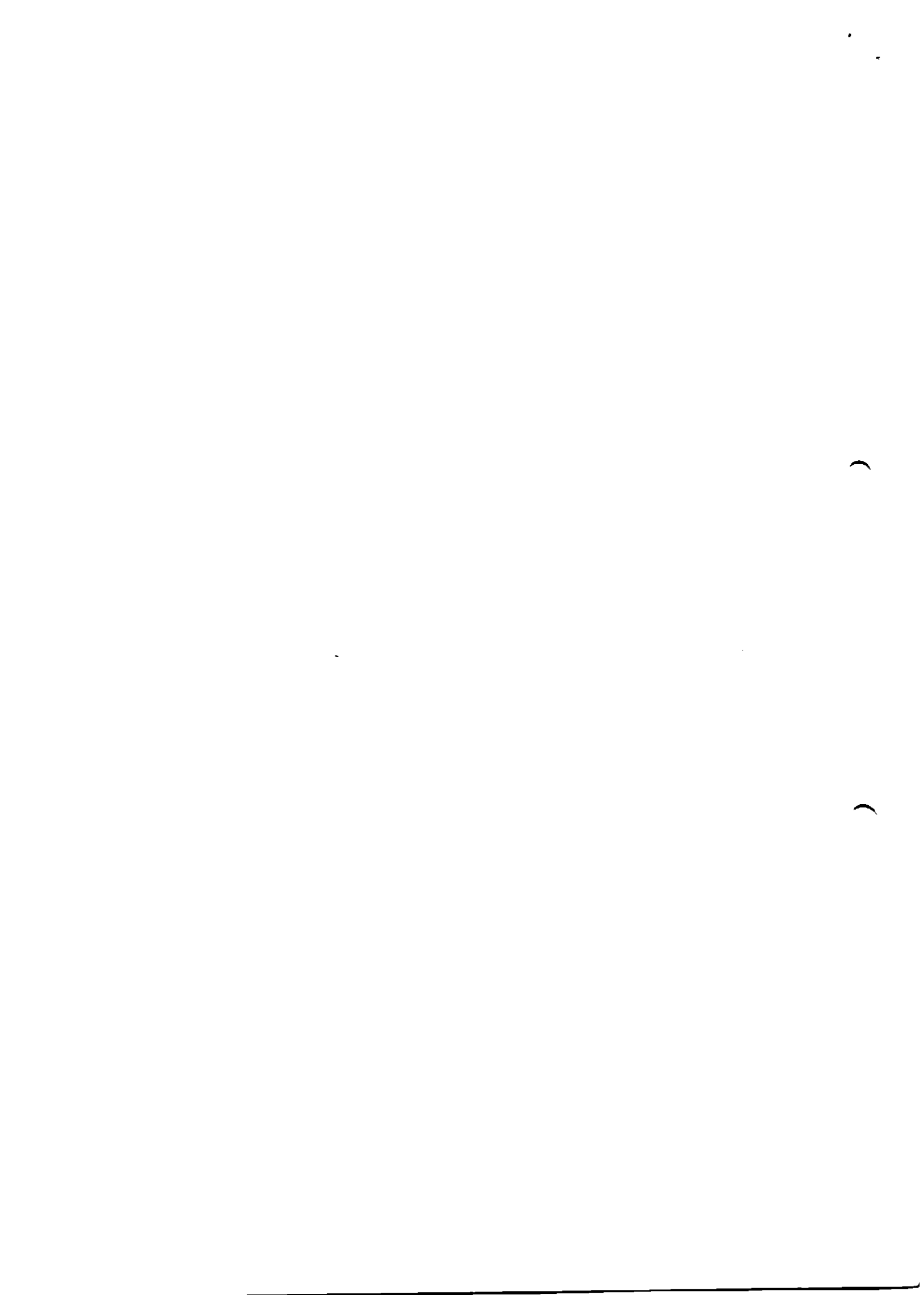
(b) PAN Card Number or Unique Identification Number or any other identification or document number regarding each executing party shall be mandatory to prove his identity ;

(c) The parties may submit their e-mail ids and mobile numbers for correspondence and notification.

16. (1) The person who has filed the notice under section 89B online shall be solely responsible to prove the correctness of the contents of the notice.

(2) Any stamp duty or filing fees, if any shall be paid online only.

(3) The record copies if required shall be available online and may be supplied on request and payment of fees online.



283

17. Request for e-Search or record copies of e-Registration or e-filing shall be made online, through the website of the Stamps and Registration Department. The necessary fees required to be paid shall be paid online, through the Government Receipt Accounting System (GRAS) (Virtual Treasury) or any other mode of payment prescribed by the Government in this behalf. The search and the copies will be made available online only.

18. The Sub-Registrar at the end of the day shall create an abstract of the document registered; the Government receipts and put his electronic signature on it, in token of acknowledgment of the same.

19. Discrepancies, if any, regarding payment of fees, stamp duty or other charges shall always be subject to recovery by the appropriate authority.

20. All the provisions of the Act, and of the Maharashtra Stamp Act shall apply to the documents registered under these rules also.

21. The stamp duty or registration fees for e-Registration or e-Filing shall be the same as, provided under the Maharashtra Stamp Act and the fee table prescribed under section 78 of the Act, respectively.

Pune,
dated 28th March 2013.

S. CHOCKALINGAM,
Inspector General of Registration,
Maharashtra State, Pune.

LAW AND JUDICIARY DEPARTMENT

Hutatma Rajguru Chowk, Madam Cama Road,
Mantralaya, Mumbai 400 032, Dated 16th April 2013.

No. SPP. 2012/1005/(295)/D-XIV.— In exercise of the powers conferred by sub-section (8) of section 24 of the Code of Criminal Procedure, 1973 (Act II of 1974), the Government of Maharashtra hereby appoints Adv. Shri Amarendra Pargaonkar as "Special Public Prosecutor" for conducting the Case bearing No. 1002/PW/2011 pending before Court of Chief Metropolitan Magistrate, Bandra, Mumbai, arising out of C.R. No. 151/2010 registered at Bandra Police Station.

2. His appointment is strictly subject to the conditions of service laid down in the Maharashtra Law Officers (Appointment, Conditions of Service and Remuneration) Rules, 1984.

3. Lump sum fees of Rs. 5,000 (Rupees Five Thousand Only) as quoted by Adv. Shri Amarendra Pargaonkar has been already deposited by the applicant Smt. Sunayana Majumdar to the Government, *vide* R. B. I. Challan No. 2118, dated 16th April 2013. The amount will be paid to Adv. Shri Amarendra Pargaonkar after completion of the case.

4. The Government reserves the right to revoke/modify/annul the order without assigning any reasons.

By order and in the name of the Governor of Maharashtra,

DR. GANESH BADE,
Section Officer.

