

Frequently Asked Questions:

1. Where registration of land in case of purchase / sale / gift / lease / mortgage is done?

Registration of land in case of purchase / sale / gift / lease / mortgage is done in the office of the Deputy Registrars / Sr. Sub Registrars / Sub Registrars of a particular jurisdiction.

2. Who is the competent authority to register an immovable property?

Deputy Registrar / Sr. Sub Registrars / Sub Registrars of a particular jurisdiction is the competent authority to register a plot of land in case of purchase / sale / gift / lease / mortgage after a NOC is issued by the District Registrar concerned.

3. Who is the controlling authority of the Registering officers?

The Sub Registrars are appointed by the Revenue & D M (Registration) Department on recommendation of APSC. Deputy Registrars and Sr. Sub Registrars are promoted from Sub Registrars. The Revenue & D M (Registration) Department is the controlling authority of all Registering Officers except District Registrars (Deputy Commissioner) headed by the Addl Secretary to the Govt of Assam, Revenue & D M (Registration) Department.

4. Does the Revenue & D M (Registration) Department has a Directorate office?

Yes, the office of the Inspector General of Registration, Assam is the Directorate office of the Revenue & D M (Registration) Department. It is headed by the Inspector General of Registration, Assam

5. Who is the competent authority to issue NOC?

Deputy Commissioner of a District concerned is the competent authority to issue NOC after he is satisfied that the said immovable property is free of all encumbrances. He is assisted by a Circle Officer.

6. Is NOC is mandatory?

Yes, NOC is mandatory vide Notification No. LGL.11/2008/31, dtd 30.12.2009

7. How long a District Registrar may take for issue a NOC

Thirty Days from the date of receipt of application.

8. Can a District Registrar refuse to issue a NOC?

Yes, he can. But in this regard he has to issue an order in this regard stating the reasons for refusal.

9. Does NOCs from other sources are also required?

Yes, In case of Kamrup (M), NOC from the GMDA is also required and in case of areas falling

11. What are the present Registration fee and Stamp duty?

It varies from time to time. At present the values of Registration fee and Stamp duty are ruled by Notification No. REGN.37/2011/61, Dtd. 12th Feb., 2014. (Reg. amendment of Registration Fee) and Notification No. LGL.2/2008/30, Dtd. 13th May, 2013. (Reg. Indian Stamp Assam Amendment) Act, 2013)

12. What are the Govt values and Market values?

In case of registration of a plot of land, Govt value is considered. Govt value is considered on the basis of Zonal Valuation prevalent at a particular time in a particular area.

13. What is e-stamping?

e-stamping is an electronic process whereby the physical stamps are replaced by the electronic stamps. At presents e-stamps and physical stamps are both valid.

14. What is e-Panjayeen?

e-panjyeen is the computerization of registration process.
