

**പതിനാലാം കേരള നിയമസഭ
പത്താം സമ്മേളനം**

നക്ഷത്ര ചിഹ്നമിടാത്ത
ചോദ്യം നമ്പർ 3774

19.03.2018-ൽ
മറുപടിക്ക്

രജിസ്ട്രേഷൻ വകുപ്പിലെ പ്രവർത്തനങ്ങൾ

ചോദ്യം

ഉത്തരം

ശ്രീ.പി.സി. ജോർജ്ജ്

ശ്രീ.ജി.സുധാകരൻ

(പൊതുമാരാമത്തും രജിസ്ട്രേഷനും വകുപ്പുമന്ത്രി)

എ) ഈ സർക്കാർ അധികാരത്തിൽ വന്നശേഷം രജിസ്ട്രേഷൻ വകുപ്പിൽ ജനോപകാരപ്രദമാകുന്ന എന്തൊക്കെ കാര്യങ്ങൾ പുതിയതായി നടപ്പിലാക്കിയിട്ടുണ്ടെന്ന് വിവരിയ്ക്കുമോ;

എ) രജിസ്ട്രേഷൻ വകുപ്പിന്റെ പ്രവർത്തനങ്ങൾ കൂടുതൽ ജനോപകാരപ്രദമാക്കുന്നതിനായി ഒരു ലക്ഷം രൂപയിൽ കൂടുതൽ മുദ്രവില അടയ്ക്കേണ്ട ആധാരങ്ങൾക്ക് ഇ-സ്റ്റാമ്പിംഗ് നടപ്പിലാക്കി. രജിസ്ട്രേഷൻ കൂടുതൽ സുതാര്യവും, സുഗമവും വേഗതയിലും ആക്കുന്നതിനായി രജിസ്ട്രേഷൻ ഫീസ് ഓൺലൈനായി അടയ്ക്കുന്നതിന് ഇ-പേയ്മെന്റ് സംവിധാനം നടപ്പിലാക്കി. അണ്ടർ വാല്യുവേഷൻ കേസുകൾ തീർപ്പാക്കുന്നതിന് ഒറ്റത്തവണ തീർപ്പാക്കൽ പദ്ധതിയും, ചാരിറ്റബിൾ സൊസൈറ്റികളുടെ കഴിശ്ശിക തീർത്ത് പുതുക്കുന്നതിന് ഒറ്റത്തവണ തീർപ്പാക്കൽ പദ്ധതിയും നടപ്പിലാക്കി. അടിസ്ഥാനസൗകര്യ വികസനത്തിന്റെ ഭാഗമായി നിലവിലുള്ള പഴയ കെട്ടിടങ്ങൾ പുതുക്കി പണിയുന്നതിനും വാടക കെട്ടിടത്തിൽ പ്രവർത്തിക്കുന്നതും കാലപ്പഴക്കമുള്ളതുമായ 48 സബ് രജിസ്ട്രാർ ഓഫീസുകൾക്കും 3 രജിസ്ട്രേഷൻ കോംപ്ലക്സുകൾക്കും നിർമ്മാണത്തിനുള്ള 100 കോടി രൂപയുടെ ഭരണാനുമതി നൽകി തുടർ നടപടികൾ സ്വീകരിച്ച് വരുന്നു.

ബി) ഇക്കാലയളവിൽ എത്ര തവണ സർക്കാർ ഭൂമിയുടെ മാർക്കറ്റ് വില വർദ്ധിപ്പിച്ചിട്ടുണ്ട്; എത്ര ശതമാനം വീതം; വിശദമാക്കുമോ; ഇതുവഴി എത്ര കോടി രൂപ അധിക വരുമാനം ഉണ്ടാകും;

ബി) ഈ സർക്കാർ അധികാരത്തിൽ വന്ന ശേഷം ഭൂമിയുടെ ന്യായവില വർദ്ധിപ്പിച്ചിട്ടില്ല.

സി) ഇപ്പോൾ ഭൂമി രജിസ്ട്രേഷൻ ജനങ്ങളിൽ നിന്നും ഈടാക്കുന്ന വിവിധ ഫീസുകളുടെ വിശദാംശങ്ങൾ വെളിപ്പെടുത്തുമോ;


സി) ഭൂമിയുടെ രജിസ്ട്രേഷനുമായി ബന്ധപ്പെട്ട് ഈടാക്കുന്ന വിവിധ ഫീസുകളുടെ വിശദാംശങ്ങൾ അനുബന്ധം 1 ആയി ചേർക്കുന്നു.

ഡി) ഗിഫ്റ്റ് ആധാരം, ധനനിശ്ചയ ആധാരം, ഒഴികുറി ആധാരം എന്നിവകൾക്ക് നിലവിൽ രജിസ്ട്രേഷൻ വകുപ്പ് ഈടാക്കുന്ന ഫീസിന്റെ വിശദാംശങ്ങൾ അറിയിക്കാമോ;

ഡി) അഞ്ച് ഏക്കറിന് താഴെ വസ്തു കൈമാറ്റം ചെയ്യുന്ന ദാനം, ധനനിശ്ചയം, ഒഴിമുറി എന്നീ ആധാരങ്ങൾക്ക് ഒരു ശതമാനവും, അഞ്ച് ഏക്കറിൽ കൂടുതൽ വസ്തു കൈമാറ്റം ചെയ്യുന്ന ടി ആധാരങ്ങൾക്ക് 2 ശതമാനവുമാണ് നിലവിലെ ഫീസ് നിരക്ക്.

ഇ) വസ്തു സംബന്ധമായ ഏതൊക്കെ തരത്തിലുള്ള ഇ) ആധാരങ്ങളാണ് രജിസ്ട്രേഷൻ വകുപ്പിൽ ജനങ്ങൾക്ക് ചെയ്തുകൊടുക്കുന്നത്; ഇതിന്റെ പൂർണ്ണ വിശദാംശങ്ങൾ വെളിപ്പെടുത്തുമോ?

വസ്തുവിന്റെ കൈമാറ്റം, പണയം, ഒഴിമുറി, മുക്തയാർ, ഭാഗപത്രം തുടങ്ങിയ വിഭാഗത്തിൽപ്പെട്ട ആധാരങ്ങളാണ് വകുപ്പിൽ സാധാരണയായി രജിസ്ട്രേഷൻ ഹാജരാക്കുന്നത്. സ്റ്റാമ്പ് ഡ്യൂട്ടി കണക്കാക്കുന്നതിനായി ഈ ആധാരങ്ങളെ കേരള മുദ്രപത്ര നിയമം പട്ടികയിൽ പലതായി തരം തിരിച്ചിട്ടുണ്ട്. വകുപ്പിന്റെ ഔദ്യോഗിക വെബ് സൈറ്റിൽ പ്രസിദ്ധീകരിച്ചിട്ടുള്ള ഇതു സംബന്ധിച്ച പട്ടിക അനുബന്ധം II ആയി ചേർക്കുന്നു.


സെക്ഷൻ ഓഫീസർ

Annexure I

RATES OF STAMP DUTY (For Documents / applications commonly presented before SR)

Nature of Documents	Art. Sl. No. under Stamp Sch.	Rate
Adoption deed	3	Rs.250/-
Agreement/memorandum of agreement (to giving authority /power to a promoter or developer by whatsoever name called for construction, development or sale or transfer of any immovable property)	5 (c)	Conveyance rate (sl No 21 or 22) on the value or the estimated cost.
Agreement / memorandum of Agreement (if relating to Monthly Deposit Scheme similar to that of chitties, or whatsoever name called between a co-operative society/bank and a depositor	5(d)	Rs. 100/- in respect of each depositor.
Agreement / memorandum of Agreement (in any other cases)	5 (e)	Rs 200/-
Agreement relating to deposit of Title deeds, pawn or Pledge , If the amount secured is up to 5 lakhs	6 (1), (2), (i)	0.5% of the amount
Agreement relating to deposit of Title deeds, pawn or Pledge , If the amount secured exceeds 5 Lakh up to 20 Lakhs	6 (1), (2), (ii)	0.5% of the amount, subjected to maximum Rs 5000/-
Agreement relating to deposit of Title deeds, pawn or Pledge , If the amount secured exceeds 20 Lakh up to 50 Lakhs	6 (1), (2), (iii)	0.5% of the amount, subjected to maximum Rs 10000/-
Agreement relating to deposit of Title deeds, pawn or Pledge , If the amount secured exceeds 50 Lakhs	6 (1), (2), (iv)	0.25% of the amount, subjected to minimum Rs 20000/- maximum Rs 25000/-
Bond	13	5% for the amount secured
Bottomory bond	14	5% for the amount secured
Cancellation deed -- previously executed	15	Five hundred rupees
Certificate of sale - granted to the purchaser of any property sold by public auction by a civil court/govt./collector/revenue officer	16	CONVEYANCE RATE (sl No 21 or 22) on consideration equal to purchase money.
Filing chitty agreement (Variyola)	19	Rs.50/- for every Rs. 1000/- or part of the total amount subscribed
Conveyance 21- (property situated within panchayath area) /	21 (i)	8% of the fair value or value of consideration whichever is higher
Conveyance -21-- panchayath area--(in respect of whole or a portion of a property involved in the previous conveyance , when executed within a period of three months from the date of registration of such previous conveyance.)	21 (ii)	Two times the stamp duty paid in respect of previous conveyance deed or the stamp duty payable under 21 (i), whichever is higher.
Conveyance - 21-panchayath area--(in respect of whole or a portion of a property involved in the previous conveyance , when executed after three months and before six months from the date of registration of such previous conveyance.)	21 (iii)	One and half times the stamp duty paid in respect of previous conveyance deed or the stamp duty payable under 21 (i) , whichever is higher.
Conveyance -22- (property situated within the areas of municipalities /Townships /Cantonments)	22(i)	8% of the fair value or value of consideration whichever is higher
Conveyance -22- municipalities/ townships/ cantonments -- (in respect of whole or a portion of a property involved in the previous conveyance , when executed within a period of three months from the date of registration of such previous conveyance.)	22 (ii)	Two times the stamp duty paid in respect of previous conveyance deed or the stamp duty payable under 22 (i), whichever is higher.
Conveyance - 22- municipalities/ townships/ cantonments --(in respect of whole or a portion of a property involved in the previous conveyance , when executed after three months and before six months from the date of registration of such previous conveyance.)	22 (iii)	One and half times the stamp duty paid in respect of previous conveyance deed or the stamp duty payable under 22 (i) , whichever is higher.
Conveyance -22-(property situated within corporation Area)	22(iv)	8% of the fair value or consideration whichever is higher
Conveyance -22- Corporations --(in respect of whole or a portion of a property involved in the previous conveyance , when executed within a period of three months from the date of registration of such previous conveyance.)	22 (v)	Two times the stamp duty paid in respect of previous conveyance deed or the stamp duty payable under 22 (iv), whichever is higher.
Conveyance - 22- corporations --(in respect of whole or a portion of a property involved in the previous conveyance ,	22 (vi)	One and half times the stamp duty paid in respect of previous conveyance deed or the stamp duty payable

when executed after three months and before six months from the date of registration of such previous conveyance.)		under 22 (iv) , whichever is higher.
Conveyance – 22 A- as defined in section 2 d (ii), (iii) not being a transfer charged or exempted under No.55	22A	5% of the fair value of land + value of other immovable properties of the transferor company / aggregate of the market value of shares or other marketable securities /the amount of consideration paid for such amalgamation whichever is higher
Copy or Extract – certified to be a true copy or extract by or by order of any public officer and not chargeable under the law for the time being in force relating to court fees	23	Fifty rupees
Counterpart or Duplicate – of any instrument chargeable with duty and in respect of which proper stamp duty has been paid – (Original deed's stamp does not exceed Rs.100/-	24 (i)	The same duty payable as is in the original
Counterpart or Duplicate – of any instrument chargeable with duty and in respect of which proper stamp duty has been paid- (Original deed's stamp exceeds Rs. 100/-	24 (ii)	Rs. 500/-
Divorce deed	27	Rs.500/-
Exchange (SD & Fee computed for the property of Highest value)	29	CONVEYANCE RATE (sl No 21 or 22) of the fair value or consideration whichever is higher of the property of the greater value.
Gift (in favour of father, mother, grandfather, grandmother, husband, wife, son, daughter, brother, sister or grand children of a person)	31 a(i)	If the extent of land involved is five acres or less, 2% of the fair value or market value whichever is higher subject to maximum Rs.1000/-
Gift (in favour of father, mother, grandfather, grandmother, husband, wife, son, daughter, brother, sister or grand children of a person)	31 a (ii)	If the extent of land involved is above five acres, 2% of the fair value or market value whichever is higher
Gift (outside family)	31 b	CONVEYANCE RATE (sl No 21 or 22).on the market value / fair value whichever is higher)
Indemnity Bond	32	Same as SECURITY bond (5% of amount secured / Maximum Rs. 500/-)
Lease – where rent is fixed and no premium or advance is paid or delivered	33	
Lease - (less than 1 year)	33 a (i)	Same duty as BOTTAMARY BOND of whole amount
Lease (above 1 year but not more than 5 years)	33 a (ii)	Same duty as BOTTAMARY BOND of Average Annual Rent
Lease (above 5 year but not more than 10 years)	33 a (iii)	Conveyance rate of AAR (sl No 21 / 22) as the case may be
Lease (above 10 year but not more than 20 years)	33 a (iv)	Conveyance rate of twice AAR (sl No 21 / 22) as the case may be
Lease (above 20 year but not more than 30 years)	33 a (v)	Conveyance rate of thrice AAR (sl No 21/22) as the case maybe
Lease (above 30 year but not more than 100 years)	33 a (vi)	Conveyance rate of four times of AAR (sl No 21/22) as the case maybe
Lease (more than 100 years)	33 a (vii)	Conveyance rate (sl No 21/22) for consideration equal to one sixth of the whole amount of the rent which would be paid for the first fifty years of the lease.
Lease (does not purport to be for any definite term)	33 a (viii)	Conveyance rate (sl No 21/22) for consideration equal to three times the amount or value of the AAR which would be paid for the first ten years if the lease continued so long
LEASE – where the lease is granted for a fine/premium/advance and where no rent is fixed	33 b	Conveyance rate (sl No 21/22) for consideration equal to the amount of such fine/premium/advance
LEASE – where the lease is granted for a fine/premium/advance in addition to the rent fixed	33 c	Conveyance rate (sl No 21/22) for consideration equal to the amount of such fine/premium/advance in addition to the duty payable under 33 a, (based on rent and the period of lease)
Licence to Let - including agreement to let or sublet	35 A	Same as Lease (No 33)
Memorandum of association and rules and regulations of a charitable society under Travancore-Cochin Literary, scientific and charitable societies registration act 1955 & society Reg. Act 1860	36A	Rs.500/-
Mortgage (possession of property is given/ agreed to give)	37(a)	Conveyance rate (sl No 21 / 22) as the case may be for

		the amount secured
Mortgage (possession of property is not given / not agreed to give)	37(b)	Same as BOTTAMARY BOND (5% for the amount secured)
Mortgage (when executed in favour of commercial banks for securing loans)	37(d)	0.5% of the amount secured subjected to maximum Rs 20000/-
Partition (among father, mother, grandfather, grandmother, husband, wife, son, daughter, grand children, brother, sister, or legal heirs of the deceased children)	42 a (i)	If the extent of land involved is five acres or less. 1% of the fair value or market value whichever is higher subject to maximum Rs.1000/-
Partition (among father, mother, grandfather, grandmother, husband, wife, son, daughter, grand children, brother, sister, or legal heirs of the deceased children)	42 a (ii)	If the extent of land involved is above five acres. 1% of the fair value or market value whichever is higher
Partition (other than family)	42 b	6% of Separated Share
Partnership instrument of partnership deed	43(a)	Rs.5000/-
Dissolution of a partnership deed	43(b)	Rs.1000/-
Power of Attorney for sole purpose of Registration	44 (a)	Rs 50/-
Power of Attorney authorizing one or more person to act in a single transaction	44 (b)	Rs 100/-
Power of Attorney authorizing not more than 5 person to act in general	44 (c)	Rs 300/-
Power of Attorney authorizing more than 5 but not more than 10 person to act in general	44 (d)	Rs 1000/-
Power of attorney when given for consideration and authorized to sell any immovable property	44(e)	Conveyance rate (sl No 21 / 22) as the case may be rate of fair value or consideration whichever is higher
Power to give authority to sell (other than family)	44 (f)	Conveyance rate (sl No 21 / 22) as the case may be rate of fair value or consideration whichever is higher
Power to give authority to sell (among father, mother, wife, husband, son, daughter, brother, sister)	44 (g)	Rs 300/- for each person authorized
Re conveyance if the consideration does not exceed Rs. 1000/-	47(a)	Conveyance rate (sl No 21 / 22) as the case may be
Re conveyance in other case	47 (b)	Rs. 200/- (municipal / corporation area), Rs 150/- (panchayath area)
Release (in favour of father, mother, grandfather, grandmother, husband, wife, son, daughter, grand children, brother, sister, or legal heirs of the deceased children of a person)	48 (a) (i)	If the extent of land involved is five acres or less, 1% of the fair value or consideration whichever is higher subject to maximum Rs.1000/-
Release (in favour of father, mother, grandfather, grandmother, husband, wife, son, daughter, grand children, brother, sister, or legal heirs of the deceased children of a person)	48(a) (ii)	If the extent of land involved is above five acres, 1% of the fair value or consideration whichever is higher
Release in any other cases	48 (b)	Conveyance rate (sl No 21/22 as the case may be)
Security Bond (when the amount secured does not exceed Rs 1000/-	50(a)	5% of the amount secured
Security Bond (in any other case)	50 (b)	Rs 500/-
Settlement (in favour of father, mother, grandfather, grandmother, husband, wife, son, daughter, brother, sister or grand children of a person)	51 A (a) (i)	If the extent of land involved is five acres or less, 2% of the fair value or market value whichever is higher subject to maximum Rs.1000/-
Settlement (in favour of father, mother, grandfather, grandmother, husband, wife, son, daughter, brother, sister or grand children of a person)	51 A (a) (ii)	If the extent of land involved is above five acres. 2% of the fair value or market value whichever is higher
Settlement in any other case	51 A (b)	Same duty as BOTTAMARY BOND (sl No 14), i.e. (5% of fair value or market value)
Revocation of settlement	51 B	Same duty as BOTTAMARY BOND (sl No 14), i.e. (5% of fair value or market value) subject to maximum Rs.500/-
Surrender of Lease (duty does not exceed Rs 100/-)	54 (a)	The duty chargeable to lease
Surrender of lease (in any other cases)	54 (b)	Rs 250/-
Transfer of lease	56	Same as conveyance rate (SI No 21/22)
Trust -- Declaration of -- or concerning any property when made by any writing	57 A	Same as conveyance rate (SI No 21/22)
Trust -- Revocation of -- or concerning any property when made by any writing	57 B	Same as conveyance rate (SI No 21/22)
Ratification (Sale, settlement and mortgage)	Sec 4	Rs 500/-
Will registration / opening a sealed cover		Nil
cancellation of will		Nil

Deposit of sealed cover / withdrawal of sealed cover		Nil
Receipt -		Rs. 1/- (revenue stamp)
Duplicate	24	Rs 500/-
Sale	21 / 22	Same as conveyance (sl No 21/22) as the case may be for fair value or consideration whichever is higher
Un valued agreement	5 (e)	Rs 200/-
Valued agreement	5 (e)	Rs. 200/-

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File No.IGR/1902/2018-RR9

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Table of Fees under Section 78 of The Registration Act 

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Signature valid

Digitally signed by P. SAJANKUMAR



*TABLE OF FEES UNDER SECTION 78 OF THE REGISTRATION ACT

SRO No.1112/77.— In exercise of the powers conferred by Section 78 of the Registration Act, 1908 (Central Act 16 of 1908) and in supersession of the notification No. G.O.(P)687/66/Rev. dated 17th December, 1966 published as SRO No.460/66 in Kerala Gazette Extraordinary No.103 dated 21st December, 1966 the Government of Kerala hereby prescribe the table of fees payable under the said Act for the documents, searching registers, etc. under the said Act and direct that it shall come into force with effect on and from the first day of January, 1978.

TABLE OF FEES UNDER SECTION 78 OF THE REGISTRATION ACT

- I. (a)(1) Registration of Documents in Books 1 and 4 other than a power-of- attorney— [two percent of the value].
- Notes.—**
- (i) When the value is not an exact multiple of hundred, it shall be rounded off to the next hundred for the purpose of levying the fee.
 - (ii) For the re-registration of a document totally refused in the instance and directed to be registered by a Registrar under Section 75 or by a Civil Court under Section 77, the document **shall be treated as a fresh document** for the purpose of fee.
 - (iii) No fee shall be charged for registration of a sale certificate in the case of lands bought in by the Government under the provisions of Revenue Recovery Act.
 - (iv) **A nominal fee of 50 paise** only shall be charged for the registration of documents executed by Scheduled Castes or Scheduled Tribes in connection with the securing of loans under the Low Income Group Housing Scheme, ²[or of interest-free housing loan of Department of Harijan Welfare] if the loanee produces a certificate from the authorities sanctioning the loan that he or she belongs to Scheduled Castes or Scheduled Tribes.
 - (v) **A nominal fee of Re.1** Only shall be charged for registration of mortgage deeds executed by the beneficiaries of the grants sanctioned under the settlement scheme approved by the Government in their No.R.Dis.300/52/FD. dated 30th October, 1952.
 - (vi) ³[The existing registration fee of **one percent will continue** in respect of registration of mortgage deeds executes in favour of the Agricultural Co-operative Land Mortgage Banks for securing agricultural loans.]
 - (vii) ⁴[The registration fee for documents securing agricultural loans through Co-operative Societies and housing loans through Housing Co-operative Societies upto Rs. two lakhs ⁵and for the release deed thereof] shall be **1% of the value.**]
 - (viii) ⁶[The registration fee for a document of Gift falling under Clause (a) of Article 31, for a document of Partition falling under Clause (a) of Article 42, for a document of Release falling under Clause (a) of Article 48 and for a document of Settlement falling under sub clause (a) of Clause (A) of Article 51 in the Schedule to the Kerala Stamp Act, 1959 (17 of 1959) shall be **one per cent of the value**] ⁷[xx x x] ⁸[xxxx]
 - (ix) ¹⁰[The registration fee in respect of the instruments for securing agricultural and educational loans from the commercial banks, the mortgage deeds for securing other loans from the commercial banks and the re-conveyance deeds thereof, shall be **one per cent of the value subject to a maximum of Rs.500.**]
- (2) For the Registration of a power-of-attorney — ¹¹[Rs.200].
- ¹²[**Note:—**
The registration fee for a Power-of-Attorney, when authorising a person other than his father, mother, wife, husband, son, daughter, brother or sister to sell immovable property, shall be **2% of the stamp duty levied** on the above instrument subject to a **minimum of ¹³[Rs.200.]**]
- ¹⁴[(3) For the registration of an agreement relating to deposit of title deeds, pawn or pledge, described ¹⁵under Article 6 of the Schedule to the Kerala Stamp Act, 1959] Rupees 0.1 for every Rupees 100 or part thereof for the amount secured.]

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Table of Fees under Section 78 of The Registration Act

- (b) The consideration expressed in a document shall generally be taken to be the value for determining the registration fee. Where no consideration is expressed, the value of the property dealt with as shown in the document shall be taken.

¹⁶[x x x x]

- (c) Unless otherwise directed, the value usually adopted for calculating stamp duty shall be the value for the purpose of determining the registration fee:

Provided that a document so framed as to come within two or more descriptions shall where the fee chargeable thereunder are different, be chargeable only with the highest of such fees.

- (d) In the case of leases, the amount or value of the consideration on which the ad valorem fee is assessed, the fee shall be assessed as follows:—

(1) Where the rent is fixed and no fine or premium is paid or money advanced, then, if the lease is granted:—

- | | | |
|-------|---|--|
| (i) | for the period less than a year | on the total sum payable under the lease; |
| (ii) | for the period of not less than one year but not exceeding 10 years | on the average annual rent reserved; |
| (iii) | for a period exceeding 10 years but not exceeding 20 years | on twice the amount of average annual rent reserved; |
| (iv) | for a period exceeding 20 years but not exceeding 30 years | on three times the amount of the average annual rent reserved; |
| (v) | for a period exceeding 30 years but not exceeding 100 years | on four times the amount of the average annual rent reserved; |
| (vi) | for a period exceeding 100 years or in perpetuity | one sixth of the whole amount of rent which would be paid or delivered in respect of the first fifty years of the lease; |
| (vii) | for a period which is not definite. | on the average annual rent which would be paid or delivered for the first ten years, if the lease continued so long; |

- (2)** Where the lease is granted in consideration of a fine or premium or money advanced and where no rent is reserved
- on the amount of such fine or premium or money advanced;
- (3)** Where the lease is granted for a fine or premium or money advanced in addition to rent reserved
- on the amount of fine or premium or money advanced in addition to the fee which would be payable on such lease if no fine, premium or advance had been paid;
- (4)** Where in respect of a lease rent is prepaid and the amount of the rent so pre-paid is higher than the rental value
- on the amount of rent prepaid.

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Table of Fees under Section 78 of The Registration Act

Notes.—

- (i) When a lessee undertakes to pay any recurring charge, such as Government Revenue, the landlord's share of cesses or the owner's share of municipal rates or taxes, which is by law recoverable from the lessor, the amount so agreed to be paid by the lessee shall be deemed to be part of the rent.
 - (ii) If in any case, the rent, remuneration or hire is payable partly or wholly in kind, the market value of such rentals shall be incorporated in the document for the calculation of the annual rent. Where such market value has not been incorporated, it shall be calculated at the current market rates.
 - (iii) In the case of a kanom deed, fee shall be levied on the total consideration, namely, the aggregate of the amount consisting of the kanom, the premium or the present called "Manusham" or "Avakasom", the average annual rent reserved and the ascertained amount of compensation, if any, for improvements.
 - (iv) The Agreements to let movable property for higher shall be assessed under Clause (d).
 - (v) In pathivaram lease of paddy fields the annual rent shall be calculated at the rate of four times the seed sown in the case of "Orupoo" and seven times the seed sown in the case of "Irippoo" fields.
- (e) In the case of release deeds, registration fee shall be assessed on the amount of consideration received and in calculating the amount of consideration previous payments, if any, mentioned shall also be taken into account and fee on such amount of consideration shall be realised at ad valorem rates. If no amount of consideration is shown as having received fee shall be assessed on the value of the right relinquished.
- (f) Transfers of leases shall be assessed to registration fee on the amount of consideration.
- (g) Surrenders of leases shall be assessed to registration fee on the amount of consideration including the value of improvements, if any, or when no consideration or value of improvements is expressed, the fee chargeable on the original lease shall be realised.
- When, however, if the consideration or consideration including value of improvements or value of improvements alone is expressed in a surrender of lease which is chargeable with a lesser fee than that of the original lease, the fee chargeable on the original lease shall be realised.
- (h) In the case of "Pidipadoos" granted by Government creating rights to immovable property without any consideration the value shall be taken at the average annual rent specified, when however, such "Pidipadoos" are granted by Government for consideration, such consideration shall be taken as the value.
- (i) In the case of deeds of partition the value of the separated share or shares on which stamp duty is payable (i.e. excluding debts or other encumbrances) shall be taken as the value of consideration. Property which the co-owners agree to divide in severally at a future date should be included in the calculation.
- (j) In the case of a deed of settlement, the value shall include debts or other encumbrances as are specifically made payable under the settlement by the beneficiary.
- (k) A sale of property subject to a mortgage or other encumbrances shall be assessed to registration fee with reference to the total consideration for the sale including the mortgage debt or encumbrance discharged thereby, notwithstanding the fact that the property is transferred to the mortgagee.
- (l) In mortgages, only the principal secured shall be taken into consideration for assessment to registration fee.
- When however, a further sum by way of future interest or profits is added to the principal at the time of execution of a document and it is agreed that the whole amount shall be re-paid either in a lump or by instalments the registration fee shall be calculated on the total amount payable:
- Provided that in the case of mortgages in respect of loans granted by Government under Low Income Group Housing Scheme, the principal alone shall be taken into consideration for assessment to registration fee.
- (m) The registration fee leviable upon a document purporting to give a collateral or auxiliary or additional or substituted security or security by way of further assurance, where the principal or primary mortgage is proved to the satisfaction of the Registering Officer to have been duly registered shall be the same as for the principal or primary mortgage subject to a maximum of Rs.30.

- (n) "Chitty or Kuri" bonds and mortgages shall be assessed to the amount secured by the bond or mortgages.
- (o) The value of a receipt for payments made shall be calculated with reference to the amount for which it really is a receipt and in calculating such value, the amount of any previous payments referred to in the receipt must be taken into account except when such previous payments are shown to have been made on registered receipts.

However, in case of receipts of instalments due under previously registered mortgages where either the mortgagee or the mortgagor is permitted to pay the consideration or the amount of loan in several instalments as per the stipulation contained in the mortgage deed, such as chitty or kuri mortgages or other loan mortgages in favour of Government, the registration fee shall be calculated at ad valorem rates subject to a maximum of Rs.15 for each such instalment or part thereof.

- (p) In the case of a dissolution of partnership the value of the partnership property shall be taken as the value for registration purpose and fee for such value shall be collected at ad valorem rates subject to a maximum of ¹⁷[Rs.500].
- (q) In the case of a divorce deed which, in addition to evidencing dissolution of marriage between a husband and his wife, includes also relinquishment by the mother of the rights of the minor children over the properties of their father the registration fee leviable shall be the aggregate amount of the fee leviable on a divorce and a release.
- (r) When a duplicate or counterpart of a document is presented for registration along with original document, the registration fee for such duplicate or counterpart shall, if the original document be also registered simultaneously, be:—
- (1) for each duplicate, a fixed fee of ¹⁸[Rs.200]
 - (2) for the counterpart, the rate prescribed for certified copies.
- (s) The registration fee for a deed of rectification which does not create, transfer, limit, extend, extinguish or record any right or liability shall be the same as the fee leviable on the original document subject to a maximum of ¹⁹[Rs.500].
- (t) In the case of a deed of ratification of any sale, mortgage, or settlement previously registered, the registration fee shall be the same as the fee leviable on the original document subject to a maximum of ¹⁹[Rs.500].
- (u) The registration fee for a deed of cancellation or revocation shall be the same as the fee leviable on the original document subject to a maximum of ²⁰[Rs.200].
- (v) In the case of all other documents in which neither the consideration for the transaction nor the value of the property affected is expressed, or in which it is only partially expressed, the value shall be the maximum amount which the stamp borne by the document shall suffice to cover if the document is one which is liable to stamp duty, at ad valorem rates. If the value cannot be determined from the stamp, as for instance when the deed is not liable to stamp duty, or is liable to duty at a fixed amount irrespective of the value of the transaction, or when the transaction is not susceptible of money valuation, the fee leviable shall be ²¹[Rs.200]:

Provided that in cases where the value of only a portion of the property, or consideration is given and that value exceeds Rs.5,000 the fee shall be levied on the value so expressed:

Provided further that in respect of marriage agreements and divorce deeds a fixed fee of ²²Rs.100 alone shall be levied.

Note.— In the case of documents evidencing petty transactions incapable of valuation, the Inspector General of Registration may, if he considers that the levy of a fee of Rs.50 would be productive of hardship authorise Registering Officers to levy a lower fees, which however shall not be less than Re. 1.

- (w) Besides, the fee payable under the foregoing provisions, for every true copy of the documents presented for registration there shall be levied an extra fee of ²³[Rs.10] for every additional sheet over and above the first two sheets. In computing the number of sheets, the extra sheets, if any, added for transcribing the endorsements and certificates shall also be included.

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²⁴[(x) Besides, the fee payable for a document under the provisions in force, for the purposes of the endorsement on every document under Section 58(i)(c) regarding payment of money or delivery of goods and admission of receipt of consideration in whole or in part made in the presence of the Registering Officer, there shall be paid an extra fee at the rate of 10% of the amount of consideration paid or acknowledged before the Registering Officer, subject to a maximum of **Rs.500.**]

Note.— For the levy of fees under this clause both the original and the duplicate or duplicates shall be treated as one document.

- (y) Service agreements shall, for assessment of Registration fee, be valued as shown below.—
- (i) When the wages are expressed, the total wages for the whole period of service in the case of agreements for one year or less and the average wages for one year in other cases, shall be taken.
 - (ii) When the wages are not expressed and the parties do not choose to express them, the amount of advance, if any, mentioned in the agreement shall be taken as the value and when no advance is mentioned in the document, the document shall be treated as incapable of valuation and assessed accordingly.
 - (iii) When a service agreement is also a security bond or mortgage, the higher of the two values, the annual wages or the bond or, mortgage amount shall be taken.
 - (iv) When a power-of-attorney comprises a service agreement also, the registration fee shall be levied either for the power or the service agreement whichever is higher.
 - (v) The registration fee on an agreement which varies the terms of a previously registered mortgage deed shall be levied on the value of the original deed, subject to a maximum of ²⁵[**Rs.250**].
- (z) An agreement to sell or re-sell property shall be assessed to registration fee on the advance or earnest money paid. If no advance or earnest money is paid the fee shall be levied on the intended sale or the resale amount as the case may be.

II. Filing a translation (Section 19) — An extra fee ²⁶[**Rs.100**].

III. Registration by a Registrar under Section 30(1) unless the document is registered in consequence of the Sub Registrar being a party interested in the transaction to which such document relates — An extra fee of ²⁷[**Rs.200**].

Note.— No additional extra fee shall be levied for the registration of a counterpart or a duplicate presented along with the original document.

IV. (1) Memorandum under Sections 64, 65, 66 and 67 for each copy required— ²⁸[**Rs.50**].

²⁹[(2) A fee of ³⁰[**Rs.100**] shall be levied for meeting the expenses for forwarding the District Copy and memorandum under Sections 64, 65, 66 and 67 to other States by Registered Post with acknowledgement due.]

V. Registration of wills and authorities to adopt and adoption deed,—

	Rs.
(1) Opening a sealed cover and entering the contents in the register	³¹ [500]
(2) Will or authority to adopt, presented open	³¹ [500]
(3) Revocation of will	³² [500]
(4) Adoption deed	³¹ [1000]

Besides the fee payable as above, there shall be paid an extra copying fee as prescribed in Clause (w) of Article I.

Note.— 'Wills' and 'Revocations of wills' executed by more than one testator shall be assessed to registration fee on the basis of one fee in respect of every such testator executing the documents.

VI. Sealed covers (Book 5).—

	Rs.
(1) Deposit of a sealed cover purporting to contain a will	³³ 1000
(2) Withdrawal of any such sealed cover	³⁴ 1000

VII. Attesting a power-of-attorney.—

	Rs.
(1) Special Power	³⁵ 100
(2) General Power	³⁶ 100

Note.— (i) A single fee shall be levied for the attestation of a power-of-attorney whatever may be the number of signatories to it, provided that all of them appear simultaneously before the Registering Officer. When they do not so appear a separate fee shall be levied for each set of persons appearing at the same time.

(ii) The duplicate or duplicates of a power-of-attorney presented for authentication shall be treated as a separate power and a separate attestation fee levied thereon.

VIII. Issue of a commission or attendance at a private residence or jail or hospital (in the case of in-patients).—

(1) the following fee shall be paid besides travelling allowance for every attendance under Sections 31, 33 and 38, namely:—

	Rs.
(a) Private residence	³⁷ 500
(b) Jail (in case of prisoners) or hospital (in the case of in-patient)	³⁸ 100

Note.— One single fee shall alone be levied irrespective of the number of documents of which business is transacted, provided that a person who is entitled to exemption from attending the Registration Office was a party to each such documents.

(2) For the services of a hammamnee or female attendant, if required, a further fee of Rs.4 shall be paid. This amount is to be paid to that person and her acknowledgement obtained.

(3) When in the course of attendance at a private residence, the Registering Officer is required to record in respect of the same document or documents on which the admission of the applicant for attendance has been recorded, the admission also of other executants not entitled to any exemption from attending the Registration Office, whether they reside with such applicant or not, the request may be complied with on payment, for each person not exempted, of an extra fee of ³⁷ | Rs.100 | for each instance of admission:

Provided that no extra fees shall be levied—

(i) for recording such admission in the case of persons entitled to exemption from attending the Registration Office and residing or entitled to reside with the applicant for attendance, if they so desire, or

(ii) (ii) for attesting power-of-attorney executed simultaneously by more than one signatory for which separate attestation fee is not levied.

Note.— The Inspector General of Registration may, in his discretion, remit the fees under Clauses (1) and (3) above, when it appears to him that their exaction would be productive of hardship or if he is satisfied on enquiry that any particular case is one of poverty combined with real pardarashin gosha.

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- (4) For proceeding to and returning from a private residence or jail or hospital, a Registering Officer may levy actual travelling expenses for himself as well as for a peon when the latter accompanies him.
- (a) for journeys by railway, such actual travelling expenses shall not exceed the fare of the class to which the Registering Officer is entitled under the relevant Travelling Allowance Rules and in the case of a peon the fare of the lowest class;
- (b) for journeys by road, actual travelling expenses shall be subject to the undermentioned minimum and maximum, namely:—

<u>Class of Officer</u>	<u>Minimum</u>	<u>Maximum</u>
1. Registrar	The daily allowance admissible under the Rules	80 paise per kilometre Travelling Allowance
2. Sub-Registrar	-do-	50 paise per kilometre
3. A Clerk when executing a Commission	-do-	30 paise per kilometre
4. Peon accompanying the Registrar or Sub-Registrar	-do-	The Travelling Allowance admissible under the T.A.Rules

- (5) No travelling allowance shall be levied when the Registering Officer performs the journey in respect of the whole distance in a conveyance provided by the party.

- (6) When a Registering Officer attends at the same time at two or more residences, in the same village, the amount of travelling allowance to be levied from all the applicants shall be as for a single journey and shall be recovered in equal shares from the several applicants.

- ³⁸[(7)(a) on every application for which a fee under Clause (1) is levied, an additional fee equivalent to one half of the daily allowance admissible under the Travelling Allowance Rules to the Registering Officer and, the peon who attend the private residence, shall be levied, from the presentant of the application, and disbursed to the concerned officers after attendance.

(b) The Officers shall be paid, the maximum of one daily allowance only, for a day, as remuneration, irrespective of the number of attendances made by them at private residences.

(c) The excess of collection over disbursement shall be credited to the Government Account.]

- ³⁹[IX. (1) No fee shall be levied for the safe custody of a document, or a certified copy of the same or an encumbrance certificate which remains unclaimed for fifteen days after registration or after registration is refused or after preparation, as the case may be, but for every 30 days or part thereof after such first period calculated from the date on which the document, or certified copy or encumbrance certificate is ready for delivery, a fee of ⁴⁰[Rs.50] shall be levied, provided that the maximum fee leviable under this clause shall not exceed ⁴¹[Rs.200]]

Note.— (i) The Inspector General of Registration is empowered in his discretion to remit in whole or in part, fees leviable under this article in cases in which it appears to him that their exaction would be productive of injustice or hardship.

(ii) For the levy of safe custody fee the original and the duplicate or duplicates of document shall be treated as one document, when they are returned to the same person.

(iii) The period of fifteen days during which a document may be returned without levying any fee for safe custody shall be calculated excluding the date of registration or refusal.

- X. The fees for serving summonses and processes issued and for the remuneration of executants and witnesses summoned under Section 35 and 75 shall be regulated according to the scale prescribed for the Court of Munsiffs and District Judges respectively.

XI. ⁴²[(1) Search for or inspection of a single entry or documents in the books of which search is made for each entry or documents:

- | | |
|--|---------------|
| (a) for the period of first five years | Rs.100 |
| (b) for the period exceeding 5 years but not exceeding 30 years | Rs.250 |
| (c) For every additional year exceeding 30 years in the books of which search is made for each entry of document | Rs.25 |

(2) General search for or inspection of any number of entries or documents relating to one and the same property or executed by or in favour of one and the same individual (alone as well as along with family or tarward) in the books:—

- | | |
|--|---------------|
| (a) for the period of first five years | Rs.100 |
| (b) for the period exceeding 5 years but not exceeding 30 years | Rs.250 |
| (c) For every additional year exceeding 30 years in the books of which search is continued | Rs.25] |

Provided that—

- (i) a fixed fee of **Rs. 1.50** only shall be charged without reference to the number of years in the books of which search is made when a general search is made on the application of a public officer of Kerala State with a view to granting an encumbrance certificate in respect of property offered as security by a public servant for the due performance of his duties;
- (ii) **no fee** shall be charged when a search is made on the application of a public officer Of the Kerala State for a public purpose or an officer of the Income Tax Department or the Special Police Establishment of the Central Government in connection with his official duties;
- (iii) **no fee** shall be charged in respect of encumbrance certificate granted in connection with the grant of loans under the Land Improvement and Agricultural Loans Rules or for purposes connected with the investment under the Workmen's Compensation Act;
- (iv) **no fee** shall be charged in respect of encumbrance certificate granted in connection with,—
 - (a) loans under the rules for the issue of manures and seeds on credit to paddy cultivators and for issue of loan for raising additional paddy crop or for protection of paddy crops from wild animals or for clearing weeds issued in Notification No.19765/59 Agri.(B)1, dated 11th April, 1959 and as modified by Notification No.67138/59/Agri.(B)1, dated 2nd December, 1959;
 - (b) loans for purchases of fertilisers under the scheme for the development of arecanut issued in G.O.(P) No.1029/59/ Agri. Dated 30th October, 1959;
 - (c) loans under the Kerala State Aid to Industries Act and the rules thereunder;
 - (d) loans under the Small Scale Industries Aid Scheme;
 - (e) loans under the Cashew Plantation (Financial Assistance) Scheme;
 - (f) industrial loans to individuals, Co-operative Societies and Panchayats granted under Government Order No.CP (B)2-245/55/CS., dated 18th April, 1955;
 - (g) loans for agricultural purposes to individuals, Co-operative Societies and Panchayats granted under Government Order CP(B)2-245/55/CS., dated 18th April, 1955;
 - (h) loans under the Scheme for hire purchase of pump sets and other agricultural machinery, granted under Government Order C.P.No.725/Planning and Development, dated 16th December, 1958.
 - (i) loans for minor irrigation works granted under Government Order P.No.217/Planning and Development, dated 29th April, 1959;

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- (j) loans for sinking of filter point tube wells granted under G.O.P.No.118/Planning and Development, dated 17th March, 1959;
 - (k) loans for sinking wells in arecanut gardens issued under the Kerala Land Improvement and Agricultural Loans (Irrigation of Arecanut Gardens) Rules, 1959;
 - (l) long-term loan to Fishermen Co-operative Society for the purchase of fishing requisites and other allied matters concerned with the improvement of fisheries;
 - (m) scheme for issue of loans for construction of permanent bunds around paddy lands;
 - (n) loans under the Village Housing Project Scheme, if the applications for the encumbrance certificates are routed through the Block Development Officers concerned or other authorities competent to sanction such loans;
- (v) An application for general search for which the search fee has been paid at double the ordinary rate shall have precedence over those for which the search fee has been paid at ordinary rates.
- ⁴³[(vi) Application for encumbrance certificate for the purpose of availing credit or other financial assistance under any scheme implemented by the Special Agricultural Development unit (SADU) with the assistance of the World Bank by payment of the ordinary fee shall have precedence over all other applications for which ordinary fee only has been paid provided such application is made or countersigned by the Institution/Authority which sanctions/ disburses the loan under such scheme.]
- ⁴⁴[(vii) Subject to Clause (vi) application for encumbrance certificate for the purpose of availing credit or other financial assistance from the Kerala State Development Corporation for Scheduled Castes/Scheduled Tribes Limited, under the scheme for the construction of 10,000 Low Cost Subsidised Housing Scheme sanctioned by the Government, shall have precedence over all other applications for which ordinary fee only has been paid, provided such application is made or countersigned by the Regional Manager of the said Corporation.]
- ⁴⁵[(viii) Application for encumbrance certificate for the purpose of availing credit or other financial assistance under any scheme implemented by the Multi State Cashew Project with the assistance of the World Bank by payment of the ordinary fee shall have precedence over all other applications for which ordinary fee only has been paid, provided such application is made or countersigned by the Institution/Authority which sanctions/dischurses the loan under such scheme.]

Notes.—

- (i) Every application for the continuance of a search made after one week from the date of completion of that search shall be treated as a fresh application.
- (ii) Every application for the grant of a certified copy unless made at the time of registration of a document shall be considered as an application for search and charged accordingly:
Provided however, that a second search fee shall not be levied for granting copies of entries found in the course of a single or general search for which proper search fees had been levied, if the applicant mentions in the application the number and year of the entry, the names of parties and the nature of the document.
- (iii) No search fee will be levied for application for copies of miscellaneous Records in a Registration Office, if the record is pertaining to the current year. In other cases a fee of ⁴⁶[Rs.50] will be levied for the first year and ⁴⁷[Rs.20] for every additional year to be searched.
- (iv) The Inspector General of Registration may, in his discretion, remit in part the fee leviable under this article when it appears to him that the exaction of full fee would be productive of hardship.

(3) Besides the fee payable under Clauses (1) and (2) a fee of ⁴⁸[Rs.10] shall also be levied in respect of every application presented to a Registering Officer in respect of a single search or a general search.

XII. Making or granting copies or extracts of entries of documents in register volumes for the benefit of any person.

⁴⁹[(1) For every document — "Rs.200"];

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- (2) Making or granting copies of document for transmission to any office under Sections 65, 66 and 67 or of documents pending registration or refused registration or of entries in Book 2 and of Photostat entries in the registers and also of miscellaneous records,—

⁵⁶[For every document Rs.200].

Notes.—

- (i) In reckoning the number of words every figure, initial or abbreviation shall count as one word.
- (ii) The charge may be made on a reasonable estimate framed by the Registering Officer of the number of words which the entries or documents are considered to contain.
- (iii) No fee shall be payable under Clauses (1) and (2) of this article in respect of applications from public officers of the Kerala State for public purposes or officers of the Income Tax Department and the Special Police Establishment of the Central Government in connection with their official duties.
- (iv) Application for certified copy for which fee has been paid at double the ordinary rate shall have precedence over those for which the fee has been paid at ordinary rates.
- (3) In the case of copies of maps or plans, a reasonable fee to be specially fixed by the Registering Officer, shall be levied.
- (4) When a copy is printed at the expense, of an applicant or when an applicant presents a printed copy of a document already registered and applies for a certified copy of the same, only the portion added in manuscript in the certified copy, shall be charged for at the rates prescribed in Clause (2) for making or granting copies and in addition, a fixed fee of Rs.2 for 1,500 words in the register books or less and an additional fee of 10 paise per 300 words or part thereof, for copies of more than 1,500 words shall be levied for comparing and certifying each copy.

XIII. A fixed fee of ⁵¹[Rs.50] shall be levied—

- (1) for the presentation of each appeal under Section 72 or application under section 73 against the orders of a Sub-Registrar refusing to register a document;
- (2) for an enquiry under Section 74;
- (3) for an enquiry by a Sub-Registrar invested with the powers of a Registrar under the second proviso to sub-section (3) of Section 35 in respect of documents, the execution of which is denied;
- (4) for an enquiry under Section 35(3)(c) regarding documents, the executant of which is dead or dies after presentation;
- (5) for an enquiry under Section 41(2) regarding wills presented for registration.

⁵²[XIII-A. A fixed fee of ⁵³[Rs.50] shall be levied—

- (a) for each petition presented to a Registering Officer protesting against the registration of a document;
- (b) for each petition presented to a Registering Officer for withdrawing a document from registration].

XIV. A fixed fee of ⁵⁴[Rs.20] shall be levied—

- (a) ⁵⁵[xxxx]
- (b) ⁵⁵[xxxx]
- (c) for each application made to a Sub-Registrar under Sections 25(2) and 34(4);
- (d) for each application made to a Sub-Registering Officer under Section 36 for enforcing the appearance of executants and witnesses;
- (e) for each application for the return of a will registered or refused to be registered and transmitted to the Registrar's Office;
- (f) for each application claiming remission or refund of,—
- (i) the fine levied under Sections 25(1) and 34(1); or
- (ii) fees levied in connection with the registration of a document search for grant of copies or encumbrance certificates or attendance at a private residence or jail or hospital:

Provided that the fee shall be levied in the cases referred to above only when the amount to be refunded or remitted exceeds Rs.5.

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- XIV-A.** A fixed fee of ⁵⁶[Rs.100] shall be levied for each application for revocation of a power-of-attorney.
- XV.** A fixed fee of ⁵⁷[Rs.1000] shall be levied,—
- (1) for each application to Registering Officer to accept a document for registration or to attest a power-of-attorney at his office on a holiday on the ground of special urgency;
 - (2) for each application presented to a Registering Officer to accept a sealed cover purporting to contain a will for deposit under Section 42 on an authorised holiday on the ground of special emergency.
- ⁵⁸**XV-A.** (1) On every application for which fee under Article XV is levied, an additional fee equivalent to one half of the daily allowance admissible under the Travelling Allowance Rules to the Officers who attend office for the compliance of the application shall be levied from the presentant of the application and disbursed to the said officers after acceptance of the document
- (2) The officers shall be paid the maximum of one daily allowance only, for a day, irrespective of the number of applications received and documents presented.
 - (3) The excess of collection over disbursements shall be credited to Government account].
- XVI.** A fixed fee of ⁵⁹[Rs.500] shall be levied,—
- (a) for filing a translation of power-of-attorney produced by an agent with or in connection with a document presented for registration when the power-of-attorney is written in a language not commonly used in the district;
 - (b) for filing a special power-of-attorney produced with or in connection with a document presented for registration;
 - (c) for each petition presented to a Registering Officer objecting to return a document to a person in whose favour the receipt has been drawn up.
- XVII.** A fixed fee of ⁶⁰[Rs.100] shall be levied;—
- (a) for keeping a document pending appearance of parties executing it;
 - (b) for complete refusal to register a document.
- XVIII.** For the registration of document partially refused in the first instance and directed to be registered by a Registrar under Section 75 copying fee at the prescribed rate be levied.
- XIX.** A fixed fee of ⁶¹[Rs.50] shall be levied in respect of each application for transfer of revenue registry presented to a Registering Officer along with documents involving mutation of names in revenue records.
- ⁶²**XX.** Cost of copying sheet ⁶³[Rs.10] per sheet.]
- ⁶³**XX.** A fixed fee of ⁶⁴[Rs.50] shall be levied in respect of survey map sub dividing the land, accompanying the documents for registration presented to Registering Officer.]
- ⁶⁶[x x x x]

Foot-notes:

- * Published under Notification G.O.(P)No.147/77/TD, dt.23/11/1977 in K.G.No.50 dt.13/12/1977.
1. Substituted by Notification G.O.(P)No.83/95/TD, dt.31/03/1995, published as SRO. No.424/95 in K.G.Ext.No.320, dt.31/03/1995, for "one percent of the value".
 2. Inserted by Notification G.O.(P)No.77/78/TD, dt.17/07/1978.
 3. Added by Notification G.O.(P)No.83/95/TD, dt.31/03/1995, published as SRO.No.424/95 in K.G.Ext No.320, dt.31/03/1995.
 4. Added by Notification G.O.(P)No.251/95/TD, dt.25/10/1995, published as SRO.No.1256/95 in K.G.Ext.No.1069, dt.27/10/1995.
 5. Inserted by Notification G.O.(P)No.92/2000/TD, dt.12/06/2000, SRO.No.563/2000 in K.G.Ext.No.1159, dt.21/06/2000
 6. Substituted by Notification G.O.(P)No.107/2016/TD, dt.14/12/2016 as S.R.O.No.753/2016 in K.G.Ext.No.2152, dt.14/12/2016. Prior to substitution it read as:

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7. Omitted by Notification G.O.(P)No.172/2014/TD, dt.08/10/2014 as SRO.No.608/2014 in K.G.Ext.No.2435, dt.08/10/2014. Prior to the omission it read as: "**or rupees twenty five thousand, whichever is less.**"
8. Added by Notification G.O.(P)No.19/2016/TD, dt.22/01/2016, published as SRO.No.79/2016 in K.G.Ext.No.167, dt.22/01/2016
9. Omitted by Notification G.O.(P)No.72/2016/TD, dt.18/07/2016, published as SRO.No.484/2016 in K.G.Ext.No.1271, dt.18/07/2016: Prior to the omission it read as: "**or rupees twenty five thousand, whichever is less.**"
10. Added by Notification G.O.(P)No.64/2014/TD, dt.03/05/2014 as SRO.No.268/2014 in K.G.Ext.No.1164, dt.03/05/2014.
11. Substituted by Notification G.O.(P)No.66/2015/TD, dt.22/04/2015, published as SRO.No.236/2015 in K.G.Ext.No.904, dt. 22/04/2015, for the letters and figures "**Rs.100**".
12. Added by Notification G.O.(P)No.73/2012/TD, dt.18/04/2012 as SRO.No. 270/2012 in K. G.Ext.No.807, dt 19/04/2012. (For full text of Notification please refer 2013 KCL 632).
13. Substituted by Notification G.O.(P)No.66/2015/TD, dt.22/04/2015, published as SRO.No.236/2015 in K.G.Ext.No.904, dt. 22/04/2015, for the letters and figures "**rupees 100**".
14. Inserted by Notification G.O.(P)No.93/2010/TD, dt.30/03/2010, as SRO.No.336/2010 in K.G.Ext.No.781, dt.30/03/2010 w.e.f.01/04/2010.
15. Substituted by Notification G.O.(P)No.102/2011/TD, dt.03/08/2011, published in K.G.Ext.No.1486, dt.04/08/2011. Prior to substitution it read as "**under Article 6(c) of the Schedule to the Kerala Stamp Act 1959**"
16. Added by Notification G.O.(P)No.155/90/TD, dt.06/11/1990, published in K.G.Ext.No.1003, dt.06/11/1990 and omitted by G.O.(P)No.2/91/TD, dt.02/01/1991, published in K.G.Ext.No.14, dt.02/01/1991. Prior to the omission it read as:
"But in the case of an instrument of conveyance, exchange of property, gift, settlement, transfer of lease and trust, the value for determining registration fee shall be the minimum value of land fixed by the Collector or the consideration or amount on which Stamp Duty under the Kerala Stamp Act, 1959 (17 of 1959), is payable, whichever is higher."
17. Substituted by Notification G.O.(P)No.66/2015/TD, dt.22/04/2015, published as SRO.No.236/2015 in K.G.Ext.No.904, dt.22/04/2015, for the letters and figures "**Rs.200**".
18. Substituted by Notification G.O.(P)No.88/2013/TD, dt.27/04/2013 as SRO.No.344/2013 in K.G.Ext.No.1185 dt.27/04/2013, for the letters and figures "**Rs.25**". (For full text of Notification please refer 2013)
19. Substituted by Notification G.O.(P)No.66/2015/TD, dt.22/04/2015, published as SRO.No.236/2015 in K.G.Ext. No.904, dt.22/04/2015, for the letters and figures "**Rs.100**"
20. Substituted by Notification G.O.(P)No.88/2013/TD, dt.27/04/2013 as SRO.No.344/2013 in K.G.Ext No.1185 dt.27/04/2013, for the letters and figures "**Rs.50**". (For full text of Notification please refer 2013)
21. Substituted by Notification G.O.(P)No.66/2015/TD, dt.22/04/2015, published as SRO.No.236/2015 in K.G.Ext No.904, dt. 22/04/2015, for the letters and figures "**Rs. 100**"
22. Substituted by Notification G.O.(P)No.10/94/TD, dt.27/01/1994.
23. Substituted by Notification G.O.(P)No.88/2013/TD, dt.27/04/2013 as SRO.No.344/2013 in K.G.Ext.No.1185 dt.27/04/2013, for the letters and figures "**Re. 1**". (For full text of Notification please refer 2013 KCL 632)
24. Substituted by Notification G.O.(P)No.88/2013/TD, dt.27/04/2013 as SRO.No.344/2013 in K.G.Ext.No.1185 dt.27/04/2013. Prior to the substitution it read as:

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"(x) Besides, the fee payable for a document under the provisions in force, for the purposes of the endorsement on every document under Section 58(i)(c) regarding payment of money or delivery of goods and admission of receipt of consideration in whole or in part made in the presence of the Registering Officer, there shall be paid an extra fee at the following rates, namely:—

- (i) When the amount of consideration paid or acknowledged before the Registering Officer does not exceed Rs.500: Rs.5.00
- (ii) (i) When the amount of consideration paid or acknowledged before the Registering Officer exceeds Rs.500 but does not exceed Rs.5000: Rs.10.00 (ii) When the amount of consideration paid or acknowledged before the Registering Officer exceeds Rs.5000: Rs.25.00

Note.— For the levy of fees under this clause both the original and the duplicate or duplicates shall be treated as one document." (For full text of Notification please refer 2013 KCL 632).

25. Substituted by Notification G.O.(P)No.88/2013/TD, dt.27/04/2013 as SRO.No.344/2013 in K.G. Ext No.1185, dt.27/04/2013, for the letters and figures "Rs.25". (For full text of Notification please refer 2013 KCL 632).
26. Substituted by Notification G.O.(P)No.88/2013/TD, dt.27/04/2013 as SRO.No.344/2013 in K.G. Ext No.1185, dt.27/04/2013, for the letters and figures "Rs.10". (For full text of Notification refer 2013 KCL 632).
27. Substituted by Notification G.O.(P)No.88/2013/TD, dt.27/04/2013 as SRO.No.344/2013 in K.G. Ext No.1185, dt.27/04/2013, for the letters and figures "Rs.50". (For full text of Notification please refer 2013 KCL 632).
28. Substituted by Notification G.O.(P)No.88/2013/TD, dt.27/04/2013 as SRO.No.344/2013 in K.G. Ext No.1185, dt.27/04/2013, for the letters and figures "Rs.20". (For full text of Notification please refer 2013 KCL 632).
29. Inserted by Notification G.O.(P)No.1/94/TD, dt.04/01/1994, published as SRO.No.104/94 in K.G.Ext.No.2, dt.11/01/1994.
30. Substituted by Notification G.O.(P)No.88/2013/TD, dt.27/04/2013 as SRO.No.344/2013 in K.G.Ext.No.1185, dt.27/04/2013 for the letters and figures "Rs.15". (For text of Notification please refer 2013 KCL 632).
31. Substituted by Notification G.O.(P)No.88/2013/TD, dt.27/04/2013 as SRO.No.344/2013 in K.G.Ext.No.1185, dt.27/04/2013 for the letters and figures "Rs.100". (For text of Notification please refer 2013 KCL 632).
32. Substituted by Notification G.O.(P)No.88/2013/TD, dt.27/04/2013 as SRO.No.344/2013 in K.G.Ext.No.1185, dt.27/04/2013, for the letters and figures "Rs.100". (For full text of Notification please refer 2013 KCL 632).
33. Substituted by Notification G.O.(P)No.66/2015/TD, dt.22/04/2015, published as SRO.No.236/2015 in K.G.Ext.No.904, dt.22/04/2015, for the letters and figures "Rs.100"
34. Substituted by Notification G.O.(P)No.88/2013/TD, dt.27/04/2013 as SRO.No.344/2013 in K.G.Ext.No.1185, dt.27/04/2013, for the letters and figures "Rs.30". (For full text of Notification please refer 2013 KCL 632).
35. Substituted by Notification G.O.(P)No.88/2013/TD, dt.27/04/2013 as SRO.No.344/2013 in K.G.Ext.No.1185, dt.27/04/2013, for the letters and figures "Rs.100". (For full text of Notification please refer 2013 KCL 632).
36. Substituted by Notification G.O.(P)No.88/2013/TD, dt.27/04/2013 as SRO.No.344/2013 in K.G.Ext.No.1185, dt.27/04/2013, for the letters and figures "Rs.20". (For full text of Notification please refer 2013 KCL 632).
37. Substituted by Notification G.O.(P)No.88/2013/TD, dt.27/04/2013 as SRO.No.344/2013 in K.G.Ext.No.1185, dt.27/04/2013, for the letters and figures "Rs.50". (For full text of Notification please refer 2013 KCL 632).
38. Added by Notification G.O.(P)No.72/80/TD, dt.26/09/1980 published as SRO.No.967/80 in K.G.No.42, dt.21/10/1980.
39. Substituted by Notification G.O.(P)52/85/TD, dt.01/06/1985 published in K.G.Ext.No.456, dt.04/06/1985.
40. Substituted by Notification G.O.(P)No.88/2013/TD, dt.27/04/2013 as SRO.No.344/2013 in K.G.Ext.No.1185, dt.27/04/2013, for the letters and figures "Rs.25". (For full text of Notification please refer 2013 KCL 632).
41. Substituted by Notification G.O.(P)No.88/2013/TD, dt.27/04/2013 as SRO.No.344/2013 in K.G.Ext.No.1185, dt.27/04/2013, for the letters and figures "Rs.100". (For full text of Notification please refer 2013 KCL 632).
42. Substituted by Notification G.O.(P)No.88/2013/TD, dt.27/04/2013 as SRO.No.344/2013 in K.G. Ext.No.1185, dt.27/04/2013. Prior to the substitution it read as:

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"(1) Search for or inspection of a single entry or documents:—

for the first year in the books of which search is made for each entry or documents **Rs.10.00**

for every additional year in the books of which search is made for each entry of document **Rs.5.00**

(2) General search for or inspection of any number of entries or documents relating to one and the same property or executed by or in favour of one and the same individual (alone as well as along with family or tarwad):—

for the first year in the books of which search is made **Rs.10.00**

for every other year in the books of which search is continued **Rs.5.00."**

(For full text of Notification please refer 2013 KCL 632).

43. Added by Notification G.O.(MS)1/81/TD, dt.01/01/1981, published as SRO.No.74/81 in K.G.Ext.No.3, dt.20/01/1981.
44. Added by Notification G.O.(MS)108/81/TD, dt.28/01/1981. Published in K.G.Ext.No.7, dt.17/01/1981.
45. Added by Notification G.O.(P)131/84/TD, dt.16/08/1984, published as SRO.No.1104/84 in K.G.Ext.No.38, dt.25/09/1984.
46. Substituted by Notification G.O.(P)No.66/2015/TD, dt.22/04/2015 published in K.G.Ext.No.904, dt.22/04/2015, for the letters and figures "**Rs.0.50**".
47. Substituted by Notification G.O.(P)No.66/2015/TD, dt.22/04/2015 published in K.G.Ext.No.904, dt.22/04/2015, for the letters and figures "**Rs.0.25**".
48. Substituted by Notification G.O.(P)No.88/2013/TD, dt.27/04/2013 as SRO.No.344/2013 in K.G.Ext.No.1185, dt.27/04/2013, for the letters and figures "**Rs.1**". (For full text of Notification please refer 2013 KCL 632).
49. Substituted by Notification G.O.(P)No.88/2013/TD, dt.27/04/2013 as SRO.No.344/2013 in K.G.Ext.No.1185, dt.27/04/2013, for the letters and figures "**Rs.7**". (For full text of Notification please refer 2013 KCL 632).
50. Substituted by Notification G.O.(P)No.88/2013/TD, dt.27/04/2013 as SRO.No.344/2013 in K.G.Ext.No.1185, dt.27/04/2013, for the letters and figures "**Rs.7**". (For full text of Notification please refer 2013 KCL 632).
51. Substituted by Notification G.O.(P)No.88/2013/TD, dt.27/04/2013 as SRO.No.344/2013 in K.G.Ext.No.1185, dt.27/04/2013, for the letters and figures "**Rs.30**". (For full text of Notification please refer 2013 KCL 632).
52. Inserted by Notification G.O.(P)No.7/85/TD, dt.17/01/1985.
53. Substituted by Notification G.O.(P)No.88/2013/TD, dt.27/04/2013 as SRO.No.344/2013 in K.G.Ext.No.1185, dt.27/04/2013, for the letters and figures "**Rs.10**". (For full text of Notification please refer 2013 KCL 632).
54. Substituted by Notification G.O.(P)No.88/2013/TD, dt.27/04/2013 as SRO.No.344/2013 in K.G.Ext.No.1185, dt.27/04/2013, for the letters and figures "**Rs.2**". (For full text of Notification please refer 2013 KCL 632).
55. Omitted by Notification G.O.(P)No.7/85/TD, dt.17/01/1985.
56. Substituted by Notification G.O.(P)No.88/2013/TD, dt.27/04/2013 as SRO.No.344/2013 in K.G.Ext.No.1185, dt.27/04/2013, for the letters and figures "**Rs.10**". (For full text of Notification please refer 2013 KCL 632).
57. Substituted by Notification G.O.(P)No.88/2013/TD, dt.27/04/2013 as SRO.No.344/2013 in K.G.Ext.No.1185, dt.27/04/2013, for the letters and figures "**Rs.10**". (For full text of Notification please refer 2013 KCL 632).
58. Inserted by Notification G.O.(P)72/80/TD, dt.26/09/1980.
59. Substituted by Notification G.O.(P)No.88/2013/TD, dt.27/04/2013 as SRO.No.344/2013 in K.G.Ext.No.1185, dt.27/04/2013, for the letters and figures "**Rs.20**". (For full text of Notification please refer 2013 KCL 632).
60. Substituted by Notification G.O.(P)No.66/2015/TD, dt.22/04/2015 published in K.G.Ext.No.904, dt.22/04/2015, for the letters and figures "**Rs.10**".

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61. Substituted by Notification G.O.(P)No.66/2015/TD, dt.22/04/2015 published in K.G.Ext.No.904, dt.22/04/2015, for the letters and figures "Rs.10".
62. Added by Notification G.O.(P)7/85/TD, dt.17/01/1985, published as SRO.No.110/85 in K.G.Ext.No.55, dt.17/01/1985.
63. Substituted by Notification G.O.(P)No.88/2013/TD, dt.27/04/2013 as SRO.No.344/2013 in K.G.Ext.No.1185, dt.27/04/2013, for the letters and figures "Rs.3". (For full text of Notification please refer 2013 KCL 632).
64. Added by Notification G.O.(P) 84/94/TD, dt.18/07/1994, published as SRO. No.1175/94 in K.G.No.32, dt.09/08/1994 w.e.f. 01/09/1994.
65. Substituted by Notification G.O.(P)No.88/2013/TD, dt.27/04/2013 as SRO.No.344/2013 in K.G.Ext.No.1185, dt.27/04/2013, for the letters and figures "Rs.10". (For full text of Notification please refer 2013 KCL 632)
66. Item XXII though inserted by SRO.No.786/2013, it was rescinded by Notification No.SRO.No.809/2013. For full text of Notification see page no. 264. The prior provision is as follows:

"XXII. A fee of two per cent of the value set forth shall be levied for filing of Gehan or Gehan release in Book 1: Provided that a fee of one per cent shall be levied for filing Gehan or Gehan release of agricultural loans and of housing loans up to Rupees Two Lakhs."

***LEVY OF EXTRA FEE FOR RECORDING
ADMISSION AT PRIVATE RESIDENCE**

The fee to be levied in different instances in a private attendance is as follows:

- | | |
|--|---|
| (1) For recording admission of execution in one document by a co-executant in his personal capacity with reference to Article VIII(3). | One fee shall be realised under Article VIII(3). |
| (2) When the co-executant referred to in (1) above records admission of execution of other co-executants in the capacity as agent. | As many extra fee as there are co-executants for whom he acts as agent shall be realised irrespective of the number or nature of power produced for the purpose. |
| (3) In case the co-executant referred to in (1) and (2) above is entitled for exemption from attending the office. | Levy of fee under Article VIII(3) does not arise. As such no fee is leviable for recording admission of execution in any capacity. |
| (4) When a co-executant (non-exempted) records admission of execution in his personal capacity and also in the capacity as guardian of minors, idiots, lunatics etc. | Both capacities (i.e. self and as guardian) are to be treated as one and a single fee will be sufficient. |
| (5) When the co-executant records admission of execution in the capacity as guardian only. | A single fee is to be realised irrespective of the number of minors etc. for whom he acts as guardian. |
| (6) When the co-executant (non-exempted) say A acts as agent of another co-executant say B who has executed the documents both in his personal capacity and as guardian of minors, idiots etc. | Minors and idiots etc. do not actually execute the document. Therefore the co-executant A is only acting as agent to one co-executant B. A single fee will be sufficient for recording admission in the capacity as agent of B. |
| (7) When the co-executant A (non-exempted) acts as agent of another co-executant B who (i.e. B) execute the document only in the capacity as guardian of minors, idiots etc. | Here also the co-executant acts on behalf of only one co-executant B. Therefore a single fee alone shall be realised. |

* Order No.INS.4-1482/68, dt.21/07/1969.



****IMPORTANT ORDERS REGARDING
TABLE OF FEES
GENERAL MEMORANDUM**

Sub: Table of fee-pending fee-Article XVI(d) clarification regarding documents kept pending appearance of parties at private residence.

Ref: Letter No. GI-4640/67, dated 29th April 1967 from the Registrar, Cannanore.

A doubt has been raised as to whether the pending fees as prescribed in the above article of the Table of fee have to be levied, in cases where documents are to be kept pending for attendance at private residence. The following clarification is issued on the subject for guidance of Registering Officers.

(a) DOCUMENTS PRESENTED IN THE OFFICE:- In case of documents presented in the office, if all the executants who are not eligible for exemption, appear simultaneously, record their admission of execution and at the same time presenting an application for attendance at private residence, duly signed by all the remaining executants who are entitled to get exemption, no pending fee need be realised. In so far that it is not the case, the fee prescribed in the article should be realised.


The following illustration will make the matter amply clear. A document executed by 5 persons say A, B, C, D and E out of which A, B and E are not entitled for exemption, and C and D are entitled to claim exemption.

- (i) If A, B and E appear simultaneously and record their admission of execution, at the same time presenting an application for private attendance, with regard to the remaining 2 executants C and D, no pending fee need be realised.
- (ii) On the other hand, in the above case if the application presented is signed either by C or D alone, the pending fee have to be realised, even if D presents a separate application in the course of the attendance, for recording his admission.
- (iii) If it is so happens, that either C or D in spite of their signing in the application for attendance fails to record their/ his admission from the residence, naturally the document has to be kept pending, and as such the pending fee also have to be realised at this stage for which no special sanction is necessary.
- (iv) Again if 'E' (not eligible for the exemption) doesn't appear in the office, simultaneously with the other non-exempted executants (at the time of presentation of the document) the pending fee have to be duly realised even if he records his admission of execution at the residence, with reference to Article VIII(3) in the table of fee (vide (i) above).

(b) DOCUMENTS PRESENTED AT THE RESIDENCE:- In cases where documents presented at the residence, if all the executant (exempted and non-exempted) do not simultaneously record their admission of execution and complete the Registration procedure it is essential that the document has to be kept pending (as it is not ready for transcription) and therefore, the fee as prescribed in the article have to be realised.

(c) It is preferable, that an application for keeping the document pending should be obtained (either from the presentant or any executant) whenever, a pending fee is realised with reference to this order. When such an application is obtained the details such as the number and year and book of the document to which it relates shall be indicated thereon with the amount of fee realised.

** (Published under Notification No.K.Dis.Ins.6-10900/67 dt.01/06/1967)


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