

5
SUB REGISTRAR'S OFFICE

GOVT. OF NATIONAL CAPITAL TERRITORY OF DELHI
OFFICE OF THE INSPECTOR GENERAL OF REGISTRATION
5 SHAM NATH MARG: DELHI-110054

No.PS/PS to Pr.Secy (Revenue)/2010/ 4-4-3

Dated: 30.12.2010

ORDER

On behalf of the Inspector General of Registration, Additional District Magistrates are hereby authorized to conduct regular and surprise inspections of the offices of the sub-Registrars in their respective districts. The Additional District Magistrates are authorized to conduct as many inspections as may be considered necessary but they shall do so at least **ONCE A MONTH.**

Inspection reports shall be submitted to the Inspector General of Registration.

(D.M. SPOLIA)
Inspector General of Registration

ADDM (NW)
All Additional District Magistrates, Revenue department, GNCTD.

Copy for information and ensuring compliance to:

All Deputy Commissioners (North, Central, South, New Delhi, South-West, West, North-East, East and North-West), Revenue department, GNCTD.



Inspected 20/12/10
(D.M. SPOLIA)

103

(TO BE PUBLISHED IN PART-IV OF THE DELHI GAZETTE EXTRAORDINARY)
GOVERNMENT OF NATIONAL CAPITAL TERRITORY OF DELHI
REVENUE DEPARTMENT, 5 SHAM NATH MARG, DELHI

No. F.1(281)/Regn.Br./HQ/Div.Com./09/ 45

Dated 4/2/2011

NOTIFICATION

No. F.1(281)/Regn.Br./HQ/Div.Com./09/- In exercise of the powers conferred by section 27 and section 47A of the Indian Stamp Act, 1899(2 of 1899) as in force in Delhi and in pursuance of the provisions of rule 4 of the Delhi Stamp(Prevention of Under-valuation of Instruments) Rules, 2007, read with the Ministry of Home Affairs, Government of India Notification SO 1726(No.F.2/5/61-Judl-II) dated the 22nd July, 1961 and Notification S.O. 2709(No. 41/2/66-Delhi), dated the 7th September, 1966, the Lt. Governor of the National Capital Territory of Delhi, hereby revises and notifies, the minimum rates (circle rates) for valuation of lands and immovable properties in Delhi for the purpose and intent of the said Act and the rules made thereunder, as specified in Annexure I to this notification.

The above rates shall be taken into consideration for registration of instruments relating to land and immovable properties in Delhi by all the Registering Authorities under the provisions of the Indian Stamp Act, 1899(2 of 1899) at the time of registration of instruments under the provisions of the Registration Act, 1908(XVI of 1908), having jurisdiction on the transaction placed before them for registration under the provisions of the Indian Stamp Act, 1899 (2 of 1899), as in force in Delhi.

These rates shall come into force with effect from February 8, 2011.

By order and in the name of the

**Lt. Governor of the National
Capital Territory of Delhi**

R
(Rajesh Misra)
Special Inspector General (Registration)

No. F.1(281)/Regn.Br./HQ/Div.Com./09/ 45

Dated 4/2/2011

Copy to:-

- SDM (MT)*
1. The Pr. Secretary to L.G., Delhi.
 2. the Secretary to the Chief Minister, Delhi.
 3. The Secretary(GAD), Govt. of NCT of Delhi with one spare copy for its publication in Delhi Gazette Part-IV(extraordinary).
 4. The Secretary, Govt. of India, Ministry of Home Affairs, North Block, New Delhi
 5. The Secretary to Finance Minister, Govt. of NCT of Delhi
 6. OSD to Chief Secretary, Delhi
 7. The Jt. Secretary(Finance), Govt. of NCT of Delhi, Delhi Secretariat, New Delhi
 8. All Dy. Commissioners(Revenue), ADMs, SDMs, Sub-Regstrars/DIOs
 9. State Informatics Officer, NIC, Delhi Secretariat, Delhi
 10. PS to Divisional Commissioner, Delhi.
 11. System Analyst with the request to make necessary changes in DORIS programme and also upload the notification on the web site of Revenue Department, G.N.C.T. of Delhi.
 12. Guard file.

R
(Rajesh Misra)
Special Inspector General (Registration)

104

ANNEXURE-I

Minimum rates (Circle Rates) for valuation of land and properties for the purposes of registration under the Registration Act, 1908 in Delhi:-

1. Minimum land rates for residential use:-

Category of locality	Minimum rate for valuation of land for residential use (in Rs. Per sq. mtr.)
A	86000
B	68200
C	54600
D	43600
E	36800
F	32200
G	27400
H	13800

2. Minimum land rates for Commercial, Industrial and other uses:-

The following multiplicative use factors shall be employed to the above minimum land rates for residential use while calculating the cost of land under different uses:-

Use*	Residential	Public purpose e.g. government schools, hospitals etc.	Public utility e.g. private school, colleges, hospitals	Industrial	Commercial
Factor	1	1	2	2	3

*Definitions are as in the Unit Area Property Tax System.

3. Minimum rates for cost of construction:-

3.1 The base unit rate of cost of construction will be:

Category of the Locality	Minimum Rate of construction for Residential use (in Rs. Per Sq. Mtr)
(1)	(2)
A	14960
B	11870
C	9500
D	7600
E	6410
F	5600
G	4750
H	2370

3.2 The following multiplicative factors shall be employed to the minimum cost of construction for taking into consideration age of structures:-

Year of completion	Prior to 1960	1960-69	1970-79	1980-89	1990-2000	2000 onwards
Age factor	0.5	0.6	0.7	0.8	0.9	1.0

3.3 The following multiplicative factors to the above minimum cost of construction for different types of structures shall be considered only for colonies in 'G' and 'H' Categories:-

Structure type	Pucca	Semi-pucca	Katcha
Multiplicative factor	1.0	0.75	0.5

4. Minimum rates for built-up flats:-

Category of flat depending on Plinth and Area (sq. mtrs.)	Minimum Built up rate (in Rs. Per Sq. mtr.) for DDA Colonies/Co-Operative and Group Housing Societies	Multiplicative factors for Private Colonies
Up to 30 sq. mtr.	Rs.17,200/-	1.10
Above 30 And upto 50 sq.mtr.	Rs.18,600/-	1.15
Above 50 and Upto 100 Sq. mtr.	Rs.22,600/-	1.20
Above 100 sq. mtrs.	Rs. 26,000/-	1.25

4.1 For flats in buildings having more than four stories, a uniform rate per sq. mtr. of Rs.30,000/- will be taken as the minimum value of built up rate for DDA/Cooperative/Group Housing Societies. For multistoried flats by private builders, a multiplicative factor of 1.25 shall be employed.

4.2 Where part plinth area, say one floor, of an independent property other than a flat is sold, the relevant minimum land cost may be taken for the proportionate plinth area sold, and minimum cost of construction applied on the plinth area sold.


(Rajesh Misra)
Special Inspector General (Registration)

GOVERNMENT OF NCT OF DELHI
REVENUE DEPARTMENT
5-SHAM NATH MARG, DELHI.

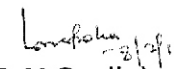
No.F.1(179)/Regn.Br./Div.Com/Part.file/ 47

Date: 08/02/2011

ORDER

In furtherance to this office order No. F.36(82)/Coordn./DivCom/2005/4658-4717 dated August 8, 2005, it is reiterated that registration of instruments pertaining to conveyance/transfer of immovable private properties i.e. Sale Deed, Gift Deed, General Power of Attorney and other such related instruments etc. situated in unauthorized regularized colonies in Delhi, is allowed subject to the completion of all the formalities in various enactments.

ADMITTED
AIR SOME
ALL SRS


(D.M. Spolia)
DIVISIONAL COMMISSIONER/
INSPECTOR GENERAL REGISTRATION
DELHI

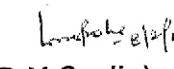
No.F.1(179)/Regn.Br./Div.Com/Part.file/ 47

Date 08/02/2011

Copy forwarded to:- DC (N-W)

- 1 All Registrars/Sub-Registrars, Delhi/New Delhi for information and compliance.
- 2 PS to Minister of Revenue, Delhi Sectt., IP Estate, New Delhi.
- 3 PS to Divisional Commissioner, 5, Shamnath Marg, Delhi.
- 4 PS to Special Inspector General (Registration), 5, Shamnath Marg, Delhi.

ISSUED
11/2/11


(D.M. Spolia)
DIVISIONAL COMMISSIONER/
INSPECTOR GENERAL REGISTRATION
DELHI

107

OFFICE OF THE DY. COMMISSIONER NORTH WEST

GOVT. OF NCT OF DELHI

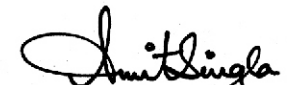
KANJHAWLA, DELHI-110081

NOTE

Pr. Secretary (Revenue) has directed on the body of the document enclosed along with, as follows:

"Issue notice to both the transferor and transferees. This cannot be freehold property unless the original allottees were declared aasami's or bhumidars for agricultural land and having permanent lease in respect of residential lands. In any case these are notarised documents and not registered, they shall have no affect. SRs may be cautioned NOT to register any sale etc on this basis of their documents."

This is for strict action of all Sub-Registrars of North West district. Concerned Sub- Registrar shall take action on specific direction above immediately.


(AMIT SINGLA)

DY.COMMISSIONER (NORTH-WEST)

✓ SR VI-A (Pitampura)

SR VI-B (Alipur)

SR VI-C (Rohini)

No.DC/NW/2010-11/

Dated:23/2/2011

Copy to:

1. PS to Divisional Commissioner-cum- IGR, Revenue Deptt., 5, Sham Nath Marg, Delhi-110054.
2. Spl. IGR. Revenue Deptt., GNCTD, 5, Sham Nath Marg, Delhi-110054.
3. Director (Panchayat), Tis Hazari, Delhi-110054.
4. SDM(MT/NL/SV)

108

OFFICE OF THE DIVISIONAL COMMISSIONER, DELHI
STAMP & REGN. BR., R. NO. 204, 'B' BLOCK
5-SHAM NATH MARG, DELHI.

F. 1(50)/Regn Br/DivCom/2011/96

Dated 22/3/2011

ORDER

In pursuance of decision taken in the meeting held on March 8, 2011 in the Conference Room of Principal Secretary (Revenue), all the sub-Registrars are hereby directed to submit their monthly report in Form-1, II and III by 5th of every month without fail. Specimen copies of proforma are enclosed herewith for reference.

Encl:- As above.



(Ravinder Kumar)
SDM(HQ)/COS(HQ)
Ph.23963788

To

All Sub-Registrars,

Delhi/New Delhi.

F. 1(50)/Regn Br/DivCom/2011/96

Dated 22/3/2011

Copy forwarded for information to all Deputy Commissioner(Revenue), Delhi .



(Ravinder Kumar)
SDM(HQ)/COS(HQ)
Ph.23963788

109

FORM -I

COMPARATIVE STATEMENT IN RESPECT OF NO. OF DOCUMENT REGISTERED,
REGISTRATION FEE, AND STAMP DUTY COLLECTED FOR THE EYAR 2009-10 & 2010-11

PARTICULARS	NO. OF DOCUMENTS GENERATED	REGISTRATION FEE COLLECTED	STAMP DUTY COLLECTED
Details during April 2009 to Feb. 2010			
Details during April 2010 to Feb. 2011			
Details during Feb. 2010			
Details during Feb. 2011			

110

PENDENCY STATEMENT OF DOCUMENTS IN SUB-REGISTRAR OFFICES FOR THE MONTH OF _____ 2011

Sr. No.	Name of the document	No. of documents pending for more than one month	No. of documents pending for more than three months	No. of documents pending for more than six months and above
1	Sale Deed			
2	GPA			
3	Agreement to Sale			
4	Gift Deed			
5	Lease Deed			
6	Mortgage Deed			
7	Others			

FORM-II

PENDENCY STATEMENT OF DOCUMENTS IN SUB-REGISTRAR OFFICES FOR THE MONTH OF _____ 2011

A	B	C	D	E	F	G	H
No. of documents pending at the beginning of the month	No. of documents received during the current month	Total No. of documents (A+B)	No. of documents disposed off	No. of documents pending at the end of the month	No. of documents pending for more than one month	No. of documents pending for more than three months	No. of documents pending for more than six months and above

OFFICE OF THE DIVISIONAL COMMISSIONER, DELHI
STAMP & REGN. BR., R. NO. 204, 'B' BLOCK
5-SHAM NATH MARG, DELHI.

F. 1(21)/Regn Br/DivCom/2011/97 Dated 22/03/11

To ✓
All Deputy Commissioner (Revenue), DC (N/W)
Delhi/New Delhi.


Subject:- Notification regarding minimum rates for valuation of lands and immovable properties (Circle Rates) under Land Acquisition Act, 1894,

Sir,

Please find enclosed herewith a copy of letter No. F.9(20)/80/L&B/L.A/15346 dated 23.2.2011 received from Addl. Secretary (Land & Building), Govt. of NCT of Delhi, Land and Building Department, Vikas Bhawan, New Delhi on the subject cited above for information and necessary action in the matter.

Encl:- As Above.

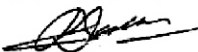
Yours faithfully,


(Ravinder Kumar)
SDM(HQ)/COS(HQ)
Ph.23963788

F. 1(21)/Regn Br/DivCom/2011/97 Dated 22/03/11

Copy forwarded for information and necessary action to:-

1. All ADMs, Delhi/New Delhi.
2. PS to Divisional Commissioner, Delhi.
3. System Analyst, Revenue Department, GNCT of Delhi with the request to upload the same on the web site of Revenue Department, GNCT of Delhi.


(Ravinder Kumar)
SDM(HQ)/COS(HQ)
Ph.23963788

2231/20110
24/3/11

LAC (N/W)

113

3 MAR 2011
S.D.D./11/6662



Government of National Capital Territory of Delhi
Land & Building Department
B-Block: Vikas Bhawan, New Delhi-110002.

Office of the Chief Secretary
Govt. of NCT of Delhi
04 MAR 2011
Diary No.

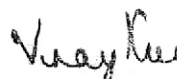
No. F.9(20)/80/L&B/L.A/15346 Dated: 23/2/2011

NOTIFICATION



No. F.9(20)/80/L&B/L.A, The Government of the National Capital Territory of Delhi is pleased to notify that the minimum rates for valuation of land and immovable properties (circle rates) shall henceforth be considered by the Land Acquisition Collector as one of the factors for determining the compensation of land under the provisions of the Land Acquisition Act, 1894 (1 of 1894). The Land Acquisition Collector may, by recording reasons in writing, determine the compensation based on other factors, if he is satisfied that circle rates are not serving as an effective factor for determining the compensation of land acquired through award under the said Act.

BY ORDER AND IN THE NAME OF THE LIEUTENANT GOVERNOR OF THE NATIONAL CAPITAL TERRITORY OF DELHI.


(Vinay Kumar)
Addl. Secretary

83/Regn Br/11
15/3/2011

1064/Sam S/11
14/3/11

Prakar (Rev)

14/3

14/3/11

1. OS (S&R)

2. Copy in case file, PA

S.H. JGR

12/11

114

राष्ट्रीय राजधानी क्षेत्र दिल्ली सरकार
भूमि व भवन
विकास भवन, नई दिल्ली

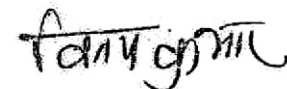
स.एफ.9(20)/80/भू.व.भ./भू.अ./15346

दिनांक: 23/0.

अधिसू

दिल्ली राष्ट्रीय राजधानी की सरकार भूमि एवं अचल सम्पत्तियों के मूल्यांकन की न्यूनतम दर (सर्कल रेट) का भूमि अधिग्रहण समाहर्ताओं को भूमि अधिग्रहण अधिनियम-1, 1894 के प्रावधानों के अन्तर्गत भूमि मुआवजे के गणना हेतु एक निर्णायक कारक के रूप में प्रयोग की सहर्ष अनुमति देती है। भूमि अधिग्रहण समाहर्ता कारणों के लिखित वर्णन के आधार पर अन्य कारक का प्रयोग उपरोक्त अधिनियम के प्रावधानों के अन्तर्गत भूमि मुआवजे के गणना हेतु कर सकते हैं यदि वह संतुष्ट होते हैं कि सर्कल रेट उपरोक्त प्रयोजन हेतु उपयुक्त कारक के रूप में उपयोग में नहीं लाए जा सकते हैं।

राष्ट्रीय राजधानी क्षेत्र दिल्ली के उपराज्यपाल के आदेश तथा नाम पर


(विनय कुमार)
अतिरिक्त सचिव (भू.व.भ.)

GOVT. OF NATIONAL CAPITAL TERRITORY OF DELHI
REVENUE DEPARTMENT
5, SHAM NATH MARG, DELHI-110054.

Minutes of the Meeting with Sub-Registrars held on March 08, 2011 to review the working of SR offices.

Pr. Secretary (Revenue) held a meeting with the officers as listed in Annexure I, on March 08, 2011 at 6:30 p.m. to take a review of the working of Sub-Registrar offices. Pr. Secretary (Revenue) showed his displeasure that despite informing on various occasions to the Sub-Registrars, outsiders are alleged to be working in various SR offices and influence of property dealers in their offices can still be felt. They were warned that no outsider will be allowed to work in any Sub-Registrar office failing which action will be taken against the concerned Sub-Registrar.

1. All the SRs were directed to submit a certificate to the Spl. IGR by the 9th March, 2011 certifying the following:
 - (i) they have not registered in relation to a property/society whose recovery is due to DCHFC, as per the list provided by the said corporation.
 - (ii) they have not registered any document in respect of agricultural land without obtaining the status report/NOC.
 - (iii) No document of sale transaction including will of immovable property situated in unauthorized yet to be regularized colony.
2. For a property situated under Lal Dora area, the SRs were directed to confirm that the applicant has submitted Lal Dora certificate/extended Lal Dora certificate in his/her name of the property in question before registering it.



3. SR IX (Kapashera) was informed that there are complaints that there exists a huge pendency in his office and he should take immediate steps to liquidate the pendency and devise a mechanism of faster delivery of registered documents.

4. Pr. Secretary (Revenue) also informed that there is an urgent need to improve the overall environment of all the sub-registrar offices by way of providing waiting lounge for applicants, good furniture, additional staff, a facilitation counter to provide assistance to the applicants for preparation of their documents and availability of standard draft templates etc. All the sub-registrars were also directed to give a report within a week regarding the space requirement/new building or relocation of their office to alternative place so as to use the feedback in forming a detailed plan of improving the overall institution of sub-registrar's office.

5. All the sub-registrars were directed to send a monthly report of pendency in their offices for which the format will be given to the sub-registrars by the Spl. IGR.

6. Pr. Secretary (Revenue) also desired to take a review meeting in a week's time.


(RAVINDER KUMAR)
SDM II (HQ)

No. F.1/50/Div.Comm/Hq/Reg/2011/ 98

Dated: 23/3/2011

Copy to:-

All officers as listed in Annexure I.

Copy for information to:-

1. PS to Pr. Secretary (Revenue).
2. All DCs (Revenue)
3. All ADMs (Revenue)


(RAVINDER KUMAR)
SDM II (HQ)

ANNEXURE I

LIST OF OFFICERS WHO ATTENDED THE MEETING TAKEN BY PR. SECRETARY (REVENUE) IN THE CONFERENCE ROOM ON 08.03.2011 AT 6:30 P.M.

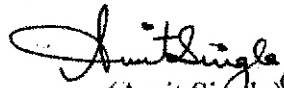
1. Sh. Rajesh Mishra, Spl. IGR.
2. Sh. Kuldeep Singh Gangar, Addl. Secretary (Revenue).
3. Sh. Rajiv Kumar, SDM I (HQ).
4. Sh. Ravinder Kumar, SDM II (HQ).
5. Sh. Surender Singh, SR-II.
6. Sh. Manoj Kumar, SR-I.
7. Sh. Ved Prakash, SR-II A.
8. Sh. Dalip Kumar, SR-III.
9. Sh. K.K. Goswami, SR-IV.
10. Sh. R.C. Rahi, SR-IV A.
11. Sh. O.P. Pandey, SR-V.
12. Sh. Virender Kumar, SR-VI A.
13. Sh. R.P. Singh, SR-VI B.
14. Sh. Manoj Kumar, SR-VI C.
15. Sh. Piyush Doshi, SR-VII.
16. Sh. Harish Bajaj, SR-VIII.
17. Sh. Manoj Kumar, SR-IX.

GOVT. OF N.C.T. OF DELHI
OFFICE OF DY.COMMISSIONER (NORTH-WEST)
KANJHAWALA, DELHI-110081

NOTE

Subject: Regarding Registration of documents.

Please find enclosed herewith Order No. 97 dated 30.03.2011, received from Pr. Secretary-cum-Inspector General of Registration, Revenue Department, GNCT of Delhi, on the above cited subject, which is self explanatory, for necessary action.


(Amit Singla) 01/04/11
Dy. Commissioner (NW)

U.O. No. PA/DC(NW)/2011/

Dated:

ADM (NW)
All SRs

Copy to:-

The Pr. Secretary-cum-Inspector General of Registration, Revenue Department, GNCT of Delhi, 5-Sham Nath Marg, Delhi.


(Amit Singla) 01/04/11
Dy. Commissioner (NW)

119

Government of NCT of Delhi
(Revenue Department)
5, Sham Nath Marg
Delhi

No. F-27/SDM/KJ/2010/97

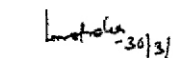
Dated the 30th March, 2011

Order

The Government of the National Capital Territory of Delhi having reviewed the situation arising from unchecked growth of unsafe and unauthorized construction have decided to ban the registration of transactions in respect of all structures that are unsupported with sanctioned building plans or, where such plans are shown to have been sanctioned by the competent authority, reveal major structural deviations (i.e. non-compoundable offences) from the sanctioned plans. The vendor and the vendee shall also be required to furnish a certificate of structural safety issued by the competent authority.

2. This order shall come into effect from the date of issue.

By order and in the name of
the Lieutenant Governor


(D.M. SPOLIA)
Principal Secretary-cum-Inspector General of Registration
Revenue Department
Government of NCT of Delhi

To

1. All Deputy Commissioners (Revenue), GNCTD.
2. Special Inspector General of Registration, Revenue Department, GNCTD.
3. Additional Secretary (Revenue), GNCTD.
4. All Sub-Divisional Magistrates.
5. All Sub-Divisional Magistrates (Headquarters).
6. All Sub-Registrars.
7. Guard File.

No F-27/SDM/KJ/2010/97

Dated the 30th March, 2011

Copy for information to:

1. Principal Secretary to HE Lt. Governor for information of HE LG.
2. Principal Secretary to Chief Minister for information of Hon' CM.

Contd.....2

120

3. Secretary to Hon' Minister (Revenue & Health) for information of Hon' Minister.
4. Secretary to Hon' Minister (Urban Development & PWD) for information of Hon' Minister.
5. Secretary to Hon' Minister (Development & Food & Supplies) for information of Hon' Minister.
6. Secretary to Hon' Minister (Education & Gurudwara Election) for information of Hon' Minister.
7. Secretary to Hon' Minister (Labour & Industries) for information of Hon' Minister.
8. Secretary to Hon' Minister (Social Welfare & Women & Child Development) for information of Hon' Minister.
9. OSD to Chief Secretary, GNCTD.

Amatole 20/5/11
(D.M. SPOLIA)
 Principal Secretary-cum-Inspector General of Registration
 Revenue Department
 Government of NCT of Delhi

OFFICE OF THE DEPUTY COMMISSIONER
DISTRICT NORTH WEST
GOVT. OF NCT OF DELHI, KANJHAWALA, DELHI

Sub.:- Reg. clarification in r/o Section 31 of Registration Act, 1908 & impounded documents

Please find enclosed herewith copies of expert opinion/clarification obtained into the aforesaid two matters from the Spl. I.G. (R) which is self explanatory.

This is for information and compliance.

Encl. as above

6
(V. K. Jain)
 Sub-Divisional Magistrate (HQ)

No. F. Misc./SCM/HQ/Co-og/NW/10/155

Dated 9/2/11

Copy to :-

- | | |
|----------------|--|
| <i>10/2/11</i> | 1. Sub-Divisional Magistrate (Narela, Model Town & Saraswati Vihar) for information |
| <i>2/2/11</i> | 2. Sub-Registrar -VI-A (Pitam Pura) |
| <i>6/1/11</i> | ← 3. Sub-Registrar -VI-C (Rohini) alongwith original file in r/o property No. 17, F-Block, Pkt. 15 Sector-15 Rohini. |
| <i>6/1/11</i> | ← 4. Sub-Registrar -VI-B (Narela) alongwith original file in r/o Slip No. 8465 |

1) Any kindly see that a document styled as Will (copy enclosed) dated 19/08/10 executed by Smt Heera Devi w/o late Smt. Dasha on 17/11/10 vide slip no 8455 was presented before the then SR in respect of house no. 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

2) The document was impounded by the then SR reasoning that there is a partition of property among the legal heirs/sons of the executant during her life time and also enclosed map of the partition and thus attract duty in the same.

3) The Collector of Stamps (Distt NW) vide order dated 19/08/2010 copy placed in the file has observed that the matter may be referred for legal opinion. Therefore, the file may be forwarded to the HQ for opinion.

4) Enclosure passed.

SR-VIR (Mazela)

DC/NW (S) PL. opine 13/12/10

SP-151R

CO-8/12/10
2/12
NT

SR-VIR (Mazela)
13/12/10
18 DEC 2010
647
SP-16(R)
25/11/10

5956/19/10
22-12-10

Ref: As above

6) The order issued vide no. eos/N 1472 dated 19.8.10 by the COS, BSNL North-west, Sule-Division, BSNL, placed in the file seems to be in order. However, if agreed, we may seek further advice from the Consultant (Revenue) also as de

113 on pre-page.

May kindly see the note of the SR-(VIC), Rohini dated 14.12.10 on pre-page. He has sought advice as to whether SR may go outside Delhi to present the documents for Registration.

In this connection, it is submitted that the section 31 of the Registration Act, 1908 provides to attend SR at the residence of any person desiring to present a document for registration on special cause shown by the executant.

In the instant case, the property has been sold by Mr. Anjans to L. Tazara Park, Model Town - I Delhi along with Mr. Bindu Bhatnagar and Smt. Anjans a co-owner of the said property and a resident of Delhi. The address given by her for presentation of document in Gurgaon is a temporary address. The residence shown by her in the document might be of Delhi.

Under these circumstances, it may not be advisable for the SR to perform extra-judicial duty for the purpose.

Submitted by
14/12/10
SRM-D (Mazela)
Pl. discuss
20/12

324/Regd/10
27/12/10
11/12/10
5912/SP-16
22/12/10

3/N
May refer to the deleted order p. 2/N. SR.
concerned should ask for the presentation in this
case at his office. However, such decisions
are to be taken by the SR at his own level
he being quasi-judicial authority.
Submitted pl. *[Signature]*
21/11/11

Spl. IGR

DC, (NW)

17/11/11

116(A)
111
21/11/11
112/DC/NW
17/11/11

GOVT OF NCT OF DELHI
OFFICE OF THE SUB-DIVISIONAL MAGISTRATE(HQ)
DISTRICT NORTH WEST, KANJHAWALA: DELHI-110081

No. F. Misc./SDM/HQ/Co-od/NW/10/412-414

Dated 23/11/11

To

The Sub-Registrar -VI-A (Pitam Pura)

The Sub-Registrar -VI-C (Rohini)

Sub:- Reg. clarification in r/o Sale Deed of acquired land

Sir,

I am directed to forward herewith a copy of note sheet clarifying the matter where sale deed are presented before SR in r/o agriculture land though as per NOC/status report, some portion of the land in question have already been acquired and notified through awards. The Spl. IGR has commented into the matter and stated that the sale deed of the remaining part of the un-acquired can not be registered.

This is for information and compliance.

Yours faithfully,

Encl. as above

[Signature]
(V.K. Jain)

Sub-Divisional Magistrate (HQ)

No. F. Misc./SDM/HQ/Co-od/NW/10

Dated

Copy to SR-VI-B, Narela alongwith original file bearing no. F.1(85)/SR-VI-B/Narela for compliance

[Signature]
(V.K. Jain)

Sub-Divisional Magistrate (HQ)

REGISTRATION BRANCH

21. The matter on this file is regarding Registration of Sale Deeds presented before the SR (Narela) in respect of agricultural land situated in the revenue estate of Village Pooth Khura, Delhi. It is informed by the concerned SR that the NOC/Status report submitted after presentation of above stated documents shows same Khasra of land have been acquired and notified through Awards. Now, the D.C.(North-West) vide his Minutes dated 08.10.10 (page 4/N) has sought advice in the matter as to whether the Sale Deeds can be registered in respect of remaining portion of land which is clear from acquisition after deleting the rest of Khasra Nos. in original Sale Deeds.

Before, we may advice the District concerned if agreed, the file may be sent to Consultant for his valuable advice / comments in the matter.

311/Rg/Bs/10
25/11/10

168/S.D.M/120
22/12/10
28/12/10

MC
25/11/10

~~S.M. - II (P.R.)~~
25/11

Spl. DGR

5016/50/100
26/11/10

P1. dis P3 N11



22 Discussed with Spl. DGR. In this case, the part sale deed can not be registered. It has to be either registered in 106 (which is not the case) or refused registration.

24. Therefore, we may send the file to the Distt N/W.
25 Submitted pl

Spl. DGR

15/11

830/S.D.M/100
10

P7611.11