

MANIPUR



GAZETTE

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**GOVERNMENT OF MANIPUR
SECRETARIAT: REVENUE DEPARTMENT**

NOTIFICATION

Imphal, the 23rd November, 2019

No. 16/16/2019-R(Sale Deed): In exercise of the powers conferred under Section 69(I)(J) of The Registration Act, 1908, the Inspector General of Registration hereby makes the following rules namely:

SHORT TITLE AND COMMENCEMENT

(a) These Rules may be called the Manipur Regulation of Sale Deed Registration Rules 2019.

(b) This Rules shall come into effect from the date it is published in the Official Gazette.

1. The Sub-Registrar should be satisfied that the following conditions are met before a transfer of immovable property is allowed to be registered;

(a) The identity and ownership of the "vendor" is established beyond doubt.

(b) In case the land records of the property has not been computerized, then the reason are to be ascertained.

(c) The identity of the "vendee" is established beyond doubt. The financial ability of the "vendee" also needs to be ascertained to prevent "Benami" transaction and acquisition of the property by people inimical to the security of the nation.

(d) Section 269ST of the Income Tax Act limits cash transaction to Rupees two lakhs (Rs. 2,00,000/-) for a single event. In pursuance of this provision, the Sub-Registrar should collect the PAN and Bank details of the both "vendor" and "vendee".

(e) Section 152 of the Manipur Land Revenue and Land Reforms Act, 1960 prohibits Fragmentation. Therefore, no registration of deed violation this provision is to be allowed.

(f) Section 136 of the Manipur Land Revenue and Land Reforms Act, 1960 limits the land that can be owned by an individual or a family. Sub-Registrars should confirm that this provision is not violated before any registration is allowed.

2. In case the Sub-Registrar is unable to confirm anyone of the details above, then the matter should be referred to the District Registrar, who in turn shall confirm the details in consultation with District head of Police, Agriculture and Income tax.

3. If the District Registrar is also unable to confirm details then it would be referred to the Committee constituted by the Government for the purpose.
4. If the details as listed in 1 above are confirmed, then the registration may be allowed provided that the transacted or amount paid for sale of property is at –least 150% of the Minimum Guidance Value (MGV), which was notified in 2012, in case of the land with Kutcha house and 200% of MGV in case of the landed property with pucca (RCC) building and at –least 300% of the MGV in case of the land with 4 stories or more with RCC structures.
5. Any sale deed registered involving transactions above Rupees two lakhs should be either done by account to account transfer or by cheque. The Transaction Reference Number in case of account to account transfer or the details of the cheque are to be incorporated in the sale deed alongwith a photocopy of the cheque.
6. The above conditions shall however not apply in case registration of transfer of property necessitated due to purchase of land by State/ Central Government from the land owners for taking up development projects and cases of registration for transfer of property within the “family” as defined in the MLR & LR Act i.e seller/ vendor and buyer/ vendee are from the same “family”.

TH. GOPEN MEITEI
Commissioner (Revenue)
Government of Manipur.