



भारत का राजपत्र The Gazette of India

सी.जी.-डी.एल.-अ.-18092026-276322
CG-DL-E-18092026-276322

असाधारण

EXTRAORDINARY

भाग II — खण्ड I

PART II — Section 1

प्राधिकार से प्रकाशित

PUBLISHED BY AUTHORITY

सं० 40]	नई दिल्ली, शुक्रवार, सितम्बर 18, 2026/भाद्र 27, 1948 (शक)
No. 40]	NEW DELHI, FRIDAY, SEPTEMBER 18, 2026/BHADRA 27, 1948 (Saka)

इस भाग में भिन्न पृष्ठ संख्या दी जाती है जिससे कि यह अलग संकलन के रूप में रखा जा सके।

Separate paging is given to this Part in order that it may be filed as a separate compilation.

MINISTRY OF LAW AND JUSTICE (Legislative Department)

New Delhi, the 18th September, 2026/Bhadra 27, 1948 (Saka)

THE ANDAMAN AND NICOBAR ISLANDS REGISTRATION (AMENDMENT) REGULATION, 2026

No. 12 OF 2026

Promulgated by the President in the Seventy-seventh Year of the Republic
of India.

A Regulation further to amend the Registration Act, 1908, in its application to the
Union territory of Andaman and Nicobar Islands.

In exercise of the powers conferred by article 240 of the Constitution, the
President is pleased to promulgate the following Regulation made by her:—

1. (1) This Regulation may be called the Andaman and Nicobar Islands
Registration (Amendment) Regulation, 2026.

(2) It extends to the whole of the Union territory of Andaman and Nicobar
Islands.

(3) It shall come into force on such date as the Administrator may, by
notification in the Official Gazette, appoint.

Short title,
extent and
commencement.

Amendment of
section 2.

2. In the Registration Act, 1908 (hereinafter referred to as the principal Act), in section 2,—

16 of 1908.

(a) in clause (1), for the words “his father’s name, or where he is usually described as the son of his mother, then his mother’s name”, the words “his marital status and his father’s name, or where he is usually described as the ward of his mother, then his mother’s name” shall be substituted;

(b) for clause (2), the following shall be substituted, namely:—

‘(2) “Book” includes a portion of a Book and also any number of sheets connected together with a view of forming a Book or portion of a Book and also includes a Book in electronic form.

Explanation.—For the purposes of this clause, the expression “electronic form” shall have the same meaning as assigned to it in clause (r) of sub-section (1) of section 2 of the Information Technology Act, 2000;’;

21 of 2000.

(c) after clause (5), the following clause shall be inserted, namely:—

‘(5A) “Government” means the Union territory Administration of Andaman and Nicobar Islands headed by the Administrator;’;

(d) in clause (9), the word “and” occurring at the end, shall be omitted;

(e) after clause (9), the following clauses shall be inserted, namely:—

‘(9A) “notification” means a notification published in the Official Gazette of the Union territory of Andaman and Nicobar Islands, and the expression “notified” shall be construed accordingly;

(9B) “prescribed” means prescribed by rules made under this Act;’;

(f) in clause (10), for the word “idiot.”, the words “idiot; and” shall be substituted;

(g) after clause (10), the following clause shall be inserted, namely:—

‘(10A) “Union territory” means the Union territory of Andaman and Nicobar Islands.’.

Amendment of
section 17.

3. In section 17 of the principal Act,—

(a) in sub-section (1), after clause (e), the following clauses shall be inserted, namely:—

“(f) any decree or order or award or a copy thereof, with respect to an immovable property, passed by a civil Court, on consent of the defendants or on circumstantial evidence, but not on the basis of any instrument which is admissible in evidence under section 35 of the Indian Stamp Act, 1899 such as registered title deed produced by the plaintiff, where such decree or order or award purports or operates to create, declare, assign, limit, extinguish whether in present or in future, the right, title or interest, whether vested or contingent, of the value of one hundred rupees or more; and

2 of 1899.

(g) a sale certificate issued by any competent officer or authority under any Central Act or State Act for the time being in force;’;

(b) in sub-section (2),—

(A) in clause (vi), for the words “any decree or order of a Court”, the words, brackets, letter and figure “any decree or order of a Court, not being a decree or order or award falling under clause (f) of sub-section (1),” shall be substituted;

(B) the *Explanation* shall be omitted.

4. After section 19 of the principal Act, the following section shall be inserted, namely:—

Insertion of new section 19A.

“19A. (1) No document shall be accepted for registration, unless it is accompanied by a true copy thereof.

Documents presented for registration to be accompanied by true copies thereof.

(2) The true copy referred to in sub-section (1) shall be legibly handwritten, printed, typewritten, lithographed or otherwise prepared in such manner as may be prescribed, and such true copy shall be self-attested.”.

5. In section 20 of the principal Act, in sub-section (1), after the words “persons executing the document”, the words “, and in the case of a document for sale of property, the persons claiming under that document also” shall be inserted.

Amendment of section 20.

6. After section 22 of the principal Act, the following section shall be inserted, namely:—

Insertion of new section 22A.

“22A. (1) The registering officer may refuse the registration of a document, if,—

Grounds for refusal of registration of a document.

(a) it is submitted without a true translation in a language commonly understood in the district of the registering officer; or

(b) it is a document referred to in sub-section (1) of section 20; or

(c) it is a non-testamentary document, and is presented without sufficient description to identify the property that is the subject of registration as specified under section 21; or

(d) such document, not being a will, is presented for registration later than four months after the date of execution, under section 23, subject to the provisions of sections 24, 25 and 26; or

(e) the person, by whom the document is purported to be executed,—

(i) denies the execution of the document; or

(ii) is a minor; or

(iii) appears to the registering officer to be a person with mental incapacity; or

(iv) is dead and the representative or assign of such person denies execution; or

(f) the document relates to transfer of property by way of agreement to sell, sale, gift, exchange or lease or otherwise in respect of any immovable property owned by the Central Government or Government or any authority or undertaking of the Central Government or Government or any authority or undertaking constituted or established under any Central Act or any other Regulation for the time being in force, unless such document is accompanied by a no objection certificate issued by the competent authority; or

(g) the document relates to transfer of property by way of agreement to sell, sale, gift, exchange or permanent alienation or lease, or otherwise pertaining to any immovable property which is attached permanently or provisionally by any competent authority under any Central Act or any other Regulation for the time being in force, or any Court or tribunal or authority, upon the production of order of such attachment; or

(h) the document relates to the transfer of property in respect of which the approval of the Central Government or Government or any authority or undertaking of the Central Government or Government or any authority or undertaking constituted or established under any Central Act or any other Regulation is required under any law for the time being in force, before entering into any transaction in connection with such immovable property, unless such document is accompanied by an approval (by whatever name called) issued by the competent authority; or

(i) the appropriate registration fee under this Act has not been paid; or

(j) the registering officer finds that the document has not been executed by the person by whom it is purported to have been executed based on information accessed and examined; or

(k) the registering officer finds that he is not satisfied about the identity of the persons appearing before him and alleging to have executed the document.

(2) The power under this section shall not be construed as empowering the registering officer to adjudicate upon questions of title or ownership of property, which are within the jurisdiction of any competent Court or other authority under any law for the time being in force:

Provided that such a decision of refusal shall apply to documents executed on or after the date of promulgation of the Andaman and Nicobar Islands Registration (Amendment) Regulation, 2026.

(3) The reasons for refusal to register shall be recorded as specified under section 71.”.

Amendment of section 28.

7. In section 28 of the principal Act, for the words, brackets and letters “clauses (a), (b), (c), (d) and (e)”, the words, brackets and letters “clauses (a), (b), (c), (d), (e), (f) and (g)” shall be substituted.

Amendment of section 34.

8. In section 34 of the principal Act,—

(a) in sub-section (1), after the words “persons executing such document,”, the words “and in the case of document for sale of property, the persons claiming under that document” shall be inserted;

(b) in sub-section (3), in clause (b), after the words “executed the document,”, the words “or they are claiming under the document” shall be inserted.

Insertion of new section 34 A.

9. After section 34 of the principal Act, the following section shall be inserted, namely:—

“34A. No document for sale of property shall be registered under this Act, unless the person claiming under such document has also signed it.”.

Person claiming under document for sale of property also to sign document.

Amendment of section 45.

10. In section 45 of the principal Act,—

(a) in sub-section (1), for the words “cause the contents thereof”, the words “cause a true copy of the contents thereof” shall be substituted;

(b) in sub-section (2), for the words “copy has been made”, the words “true copy has been filed” shall be substituted.

Amendment of section 46.

11. In section 46 of the principal Act, for sub-section (2), the following sub-section shall be substituted, namely:—

“(2) When any such order is made, the Registrar shall, unless a true copy of the will has already been filed under section 45, open the cover and cause a true copy of the will to be made and filed in his Book No. 3 and make a note on such copy that the original has been removed into Court in pursuance of the order aforesaid.”.

12. In section 50 of the principal Act, for the words, brackets, letters and figures “clauses (a), (b), (c) and (d) of section 17, sub-section (1)”, the words, brackets, letters and figures “clauses (a), (b), (c), (d), (e), (f) and (g) of sub-section (1) of section 17” shall be substituted.

Amendment of section 50.

13. In section 51 of the principal Act,—

Amendment of section 51.

(a) for sub-section (2), the following sub-section shall be substituted, namely:—

“(2) True copies of all documents, and the Memoranda, registered under sections 17, 18 and 89 which relate to immovable property, other than wills shall be filed in Book 1.”;

(b) in sub-section (3), for the words “entered all documents”, the words “filed the true copies of all documents” shall be substituted;

(c) after sub-section (4), the following sub-section shall be inserted, namely:—

“(5) Where any of the Books mentioned in sub-section (1) is destroyed, or in the opinion of the Registrar, is in danger of being destroyed, or becoming illegible wholly or partially, the Registrar may, by a written order, direct such Book or such portion thereof as he thinks fit, to be reconstructed or recopied, as the case may be, and authenticated in such manner as may be prescribed, and the copy prepared and authenticated under such direction shall, for the purposes of this Act, be deemed to have taken the place of and to be the original Book or portion thereof and all references in this Act, to the original Book or portion thereof, shall be deemed to be references to the Book or portion so prepared and authenticated.”.

14. In section 52 of the principal Act, in sub-section (1), for clause (c), the following clause shall be substituted, namely:—

Amendment of section 52.

“(c) subject to the provisions of section 62, where a document is admitted to registration, a true copy thereof shall, without unnecessary delay, be filed in the appropriate Book, according to the order of its admission.”.

15. In section 53 of the principal Act, the following proviso shall be inserted, namely:—

Amendment of section 53.

“Provided that where the Book is in electronic form, all entries and numbers in that Book and the Book maintained manually shall be identical.”.

16. In section 54 of the principal Act, for the words “copied, or filed a memorandum of”, the words “filed a true copy or a memorandum of” shall be substituted.

Amendment of section 54.

17. In section 55 of the principal Act,—

Amendment of section 55.

(a) in sub-section (2), for the words “document entered or memorandum filed”, the words “document of which a true copy or a memorandum, is filed” shall be substituted;

(b) in sub-section (4), for the words “authority entered”, the words “authority of which a true copy is filed” shall be substituted;

(c) in sub-section (5), for the words “document entered”, the words “document of which a true copy is filed” shall be substituted.

Amendment of
section 58.

18. In section 58 of the principal Act,—

(a) in sub-section (1), after clause (a), the following clause shall be inserted, namely:—

“(aa) in the case of a document for sale of property, the signature and addition of every person admitting the claim under such document, and, if such claim has been admitted by the representative, assign or agent of any person, the signature and addition of such representative, assign or agent;”;

(b) in sub-section (2), after the words “execution of a document”, the words “and in the case a document for sale of property, any person admitting the execution of such document, or any person admitting the claim under that document” shall be inserted.

Amendment of
section 60.

19. In section 60 of the principal Act, in sub-section (1), for the words “the document has been copied”, the words “the true copy of the document has been filed” shall be substituted.

Amendment of
section 62.

20. In section 62 of the principal Act, for sub-section (1), the following sub-section shall be substituted, namely:—

“(1) When a document is presented for registration under section 19, the translation together with the true copy of such document, shall be filed in the appropriate Book.”.

Insertion of new
sections 68A and
68B.

21. After section 68 of the principal Act, the following sections shall be inserted, namely:—

Prohibition of
unlicensed
person.

‘68A. (1) No person, who is not licenced as provided under section 68B, shall engage in the profession of document-writer and any document drawn-up and signed by a person who does not hold a licence, shall not be accepted for registration by the registering officers:

Provided that no advocate or pleader shall be required to have a licence under section 68B.

(2) Nothing in this section shall prohibit an executant of a document from preparing a document to be presented for registration or from performing any other act on his own behalf for which a licensed document-writer could have been otherwise engaged.

(3) Nothing in this section shall apply to a document executed outside India or outside the Union territory or a will or a document scribed by a licensed document-writer authorised for one sub-district or district, as the case may be, or a document executed by or on behalf of the Union territory or local authorities or other corporate bodies.

Grant of licence
to document-
writers.

68B. (1) The Registrar of a district or any other officer authorised by him in this behalf may, grant a licence in such form, to a document-writer or his apprentice, subject to such terms and conditions, as may be prescribed.

(2) The licence referred to in sub-section (1) shall be—

(i) granted after conducting a written test in such manner as may be determined by the Administrator; and

(ii) valid for one sub-district or one district.

(3) A licence may be granted to any person who has been in the profession of the document-writer for at least ten years prior to date of commencement of the Andaman and Nicobar Islands Registration (Amendment) Regulation, 2026, without requiring him to appear in the written test referred to in sub-section (2), if the Registrar of a district or any other officer authorised by him in this behalf is satisfied that he is otherwise fit to take the profession of a document-writer.

(4) A licence granted under sub-section (1) shall remain valid for three years from the date of grant of the licence and shall be subject to renewal before the expiry of its period of validity, on such terms and conditions, as may be prescribed.

(5) The licence granted under sub-section (1) may, at any time, be suspended or cancelled for breach of such conditions, as may be prescribed, or for any other reason to be recorded in writing by the Registrar of the district or an officer authorised by him, after giving the document-writer an opportunity to show cause against the proposed suspension or cancellation of the licence and after the same has been duly considered.

(6) Any person aggrieved by an order of the Registrar of the district or an officer authorised by him, may prefer an appeal to the Inspector-General of Registration within a period of thirty days from the date of receipt of such order passed under this section:

Provided that the Appellate Authority may entertain such appeal after the expiry of the said period of thirty days, if he is satisfied that the appellant was prevented by a sufficient cause from preferring the appeal within the given time.

Explanation.—For the purposes of section 68A and this section, the expressions,—

(i) “apprentice” means a person who assists a document-writer in the preparation of document and transcribing them (including copies, if any) to be presented for registration; and

(ii) “document-writer” means and includes a person engaged in the profession of preparing documents, namely, doing the work of conveyancing, investigation of titles, preparation of draft deeds and engrossing and transcribing the deed, including copies, if any, for registration, as well as conducting searches and inspection under this Act.’

22. In section 69 of the principal Act, in sub-section (1), after clause (b), the following clause shall be inserted, namely:—

Amendment of section 69.

“(bb) providing for the grant of licences to document-writers and apprentices to document-writers, the suspension and cancellation of such licences, the terms and conditions under which licences may be granted and generally for all other purposes connected with the writing of documents to be presented for registration;”.

23. After section 70, the following shall be inserted, namely:—

Insertion of new sections 70A, 70B and 70C.

‘PART XIA

REGISTRATION OF DOCUMENTS BY MEANS OF ELECTRONIC DEVICES

70A. This Part shall apply to the areas only in respect of which a notification is issued by the Government under section 70B.

Application of this Part.

70B. (1) The Government may, by notification, direct that in any office as may be specified therein, the process of registration of any category or categories of documents may be completed and copying done with the help of the electronic devices like computers, scanners and the compact disks and copies preserved on such devices and retrieved when required.

Documents scanned by electronic devices in notified areas.

(2) Notwithstanding anything contained in this Act or any other law for the time being in force in the Union territory, a copy of any document registered and scanned using electronic devices and certified or attested by the registering officer in-charge of the office, shall be admissible as evidence of any transaction as is described in the said document.

(3) The registration and authentication of electronic records shall be carried out using secure authentication mechanisms, including, but not limited to—

(a) “electronic signature” as defined in clause (ta) of sub-section (1) of section 2 of the Information Technology Act, 2000;

21 of 2000.

(b) Aadhaar based e-authentication under the Aadhaar (Targeted Delivery of Financial and Other Subsidies, Benefits and Services) Act, 2016; and

18 of 2016.

(c) any other form of digital verification as may be prescribed by the Central Government.

(4) All data storage, processing and retrieval under this section shall comply with the provisions of the Digital Personal Data Protection Act, 2023, including appropriate data protection, encryption, access control, audit trails and cyber security protocols to ensure confidentiality, integrity and availability of personal and sensitive data.

22 of 2023.

(5) The Government shall ensure periodic review and updating of the technological infrastructure and protocols used for electronic registration and document management, in alignment with the prevailing national cyber security standards and data protection laws.

Saving.

70C. Nothing contained in this Part shall apply,—

(i) to any document, which in the opinion of registering officer, is not in a fit condition to be processed by means of electronic devices; and

(ii) in the case of unforeseen eventuality like breakdown of the computerised system of registration:

Provided that the registering officer shall record the reasons therefor in writing:

Provided further that the registering officer shall ensure that the data and images of the documents registered during the period of non-application of this Part, due to a breakdown of the computerised system, are duly incorporated into the computer system, after the same is restored, in such manner as may be prescribed.’

Insertion of new section 80A.

24. After section 80 of the principal Act, the following section shall be inserted, namely:—

Recovery of fees and provision for refund.

“80A. (1) If on inspection or otherwise, it is found that any fee payable under this Act has not been paid or has been paid insufficiently, such fee may (after failure to pay the same on demand within the period specified therein), on a certificate of the Inspector-General of Registration, be recovered as an arrear of land revenue from the person from whom such demand is made, and such certificate issued by the Inspector-General shall be binding on the parties:

Provided that no such certificate shall be granted unless due inquiry is made and such person is given an opportunity of being heard.

(2) Where the Inspector-General of Registration finds the amount of fee in excess of that which is legally chargeable has been charged and paid under the provisions of this Act, he may, upon an application in writing or otherwise, refund the excess fee so charged and paid.”.

25. For section 81 of the principal Act, the following section shall be substituted, namely:—

“81. Every registering officer appointed under this Act and every person employed in his office for the purposes of this Act, who, being charged with the endorsing, copying, translating, registering or filing a true copy of any document presented or deposited under its provisions, endorses, copies, translates, registers or files a true copy of such document in a manner which he knows or believes to be incorrect, intending thereby to cause or knowing it to be likely that he may thereby cause, injury, as defined in clause (14) of section 2 of the Bharatiya Nyaya Sanhita, 2023, to any person, shall be punishable with imprisonment for a term which may extend to seven years, or with fine, or with both.”.

Substitution of new section for section 81.

Penalty for incorrectly endorsing, copying, translating, registering or filing documents with intent to injure.

45 of 2023.

26. In section 82 of the principal Act, in clause (b), for the words and figures “section 19 or section 21”, the words “this Act or the rules made thereunder” shall be substituted.

Amendment of section 82.

27. After section 82 of the principal Act, the following sections shall be inserted, namely:—

“82A. (1) On and from such date as the Government may, by notification, appoint in this behalf, no person shall write a document for another person for presentation to a registering officer, except under a licence granted in accordance with the rules made under this Act:

Insertion of new sections 82A and 82B.

Penalty for writing documents without licence.

Provided that nothing in this sub-section shall apply, where the writer of such document is an authorised agent of the executants, or a pleader engaged by the executants, for drawing up the document or the registered clerk of such pleader.

(2) Whoever contravenes the provisions of sub-section (1) shall, for the first contravention, be liable to a penalty of ten thousand rupees and, for every subsequent contravention, be punishable with fine which may extend to ten thousand rupees.

82B. Any notification of table of fees payable under this Act, made by the Administrator of the Union territory before the commencement of the Andaman and Nicobar Islands Registration (Amendment) Regulation, 2026 shall be and shall be deemed always to have been validly made in accordance with law, at all material times when such notification was made and any fees imposed, collected or recovered at any time before the commencement of the said Regulation under such rule shall be deemed to have been validly assessed, imposed, collected or recovered and shall not be called in question in any Court or tribunal or before any officer or authority whatsoever merely on the ground that such notification was made without power to do so or that such fees was invalidly imposed, collected or recovered under such notification.”.

Validation of notifications relating to table of fees.

28. In section 83 of the principal Act, for sub-section (1), the following sub-section shall be substituted, namely:—

Amendment of section 83.

“(1) No prosecution for any offence under this Act shall be commenced save by or with the permission of the Inspector-General or any officer empowered in this behalf by the Government.”.

Amendment of
section 84.

29. In section 84 of the principal Act,—

(a) in sub-section (1), for the words “Indian Penal Code”, the words and figures “Bharatiya Nyaya Sanhita, 2023” shall be substituted;

45 of 1860.

45 of 2023.

(b) in sub-section (3), for the words and figures “In section 228 of the Indian Penal Code”, the words and figures “In section 267 of the Bharatiya Nyaya Sanhita, 2023” shall be substituted.

45 of 1860.

45 of 2023.

Insertion of new
section 87A.

30. After section 87 of the principal Act, the following section shall be inserted, namely:—

Delegation of
powers.

“87A. The Government may, by order, published in the Official Gazette of the Union territory, delegate all or any of the powers conferred on them under this Act to the Inspector-General of Registration, who shall exercise the same subject to such restrictions and conditions as Government may impose.”.

Insertion of new
sections 89A and
89B.

31. After section 89 of the principal Act, the following sections shall be inserted, namely:—

Power to make
rules.

“89A. (1) Without prejudice to the provisions of section 69, the Administrator may, by notification and subject to the condition of previous publication, make rules for carrying out the provisions of this Act.

(2) In particular, and without prejudice to the generality of the foregoing power, such rules may provide for all or any of the following matters, namely:—

(a) the manner of preparation of true copies accompanied to documents for registration under sub-section (2) of section 19A;

(b) the manner of reconstruction or recopying and authentication of Book or portion of such Book by the Registrar under sub-section (5) of section 51;

(c) the form, terms and conditions and the method of conducting written tests for granting of a licence by the Registrar under sub-section (1) of section 68B;

(d) terms and conditions for renewal of licence by the Registrar under sub-section (4) of section 68B;

(e) the conditions for suspension or cancellation of licence under sub-section (5) of section 68B;

(f) any other form of digital verification under clause (c) of sub-section (3) of section 70B;

(g) the manner of restoration of documents through electronic devices mentioned under the second proviso to section 70C; and

(h) any other matter which is to be, or may be, prescribed, or in respect of which provision is to be made, by rules.

(3) Every rule made under this section shall be notified in the Official Gazette of the Union territory and, unless they are expressed to come into force on a particular day, shall come into force on the day on which they are so notified.

Laying of rules.

89B. Every rule made under this Act shall be laid, as soon as may be after it is made, before each House of Parliament.”.

32. In section 90 of the principal Act, in sub-section (1), in clause (d), for the words “grants or assignments by Government of land or of any interest in land”, the words “grants, assignments or leases by Government of immovable property or of any interest in immovable property” shall be substituted.

Amendment of
section 90.

33. (1) If any difficulty arises in giving effect to the provisions of this Regulation, the Government may, by order published in the Official Gazette of the Union territory, make such provisions not inconsistent with the provisions of this Regulation as may appear it to be necessary for removing the difficulty:

Power to remove
difficulties.

Provided that no order shall be made under this section after the expiry of two years from the date of commencement of this Regulation.

(2) Every order made under this section shall be laid, as soon as may be after it is made, before each House of Parliament.

DROUPADI MURMU,
President.

DR. RAJIV MANI,
Secretary to the Govt. of India.