

Government of Odisha  
Revenue & D.M. Department  
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No. 27586 /R&DM, Bhubaneswar, dated the 17<sup>th</sup> September, 2014.  
Stamp 15/14

From

Dr. Taradatt, IAS,  
Additional Chief Secretary to Government.

To

The Inspector-General of Registration,  
Odisha, Cuttack.

**Sub: Guidelines for registration of documents relating to transfer of apartments / flats – regarding.**

Sir,

I am directed to invite reference to the aforementioned subject and to say that recently the State Government have brought about an amendment in the Registration Act, 1908 incorporating a new Section 22-A empowering the Registering Officer to refuse to register certain documents and not to register any documents presented to him for registration unless the transferor(s) produce the record of rights for his satisfaction to the effect that such transferor has right, title and interest over the property so transferred. This amendment has been done with a view to preventing fraudulent transactions of landed property which take place in the registration offices through some unscrupulous persons putting the real owners to disadvantageous position.

2. Of late, it has come to the notice of the Government that both the transferor and the Registering Officers are facing difficulties in registering instruments relating to transfer of apartment/flat due to non-production of updated RoRs by the transferor(s) and subsequent transferee(s) for the reasons of not being mutated in favour of the transferee/ultimate transferee due to non-apportionment share(s) and interest in the property.

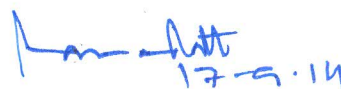
3. In order to overcome these difficulties and for smooth transactions of landed properties, the Registering Officers may be requested to follow the guidelines enumerated below while registering documents relating to apartments/flats.

- (i) The owner(s)/transferor(s) of the flats/apartments shall produce the updated record of rights for the satisfaction of Registering Officer that such transferor(s) has right, title and interest over the property so transferred.

- (ii) Where the transferor is an ultimate transferee and where correction of record of rights has not been effected for the difficulties enumerated above, he may produce the RoRs (which stands in the name of original owner or subsequent transferee) along with all intermittent registered deeds to the satisfaction of the Registering Officer.
- (iii) In case of death of the owner(s)/transferee(s)/subsequent transferees, registration may be allowed if the legal heir(s) produce the documents as indicated in Para-2 and subject to all legal heir(s) agree to such transaction.

4. The Registering Officers may be suitably instructed to deal with such cases with utmost care and caution and allow the registration only after verifying the authenticity of the documents and satisfying themselves on the right, title and interest over the land.

Yours faithfully,



Additional Chief Secretary to Govt.

**Memo No. 27587/R&DM, Date. 17.09.2014.**

Copy forwarded to all ADM-cum-District Registrars/All Sub-Collectors/ All Tahasildars/All District Sub-Registrars/All Sub-Registrars for information and necessary action.



Additional Chief Secretary to Govt.

**Memo No. 27588/R&DM, Date. 17.09.2014.**

Copy forwarded to the Secretary, Board of Revenue, Odisha, Cuttack/ All Departments of Government/ All Heads of Department for information and necessary action.



Additional Chief Secretary to Govt.

**Memo No. 27589/R&DM, Date. 17.09.2014.**

Copy forwarded to the Joint Secretary, LR/Joint Secretary, LRGE/ Joint Secretary, CHS/ Joint Secretary, LA/ Under Secretary, IMU Cell/OSD(NRLMP)/ 10 spare copies to Registration Branch / Guard file for information and necessary action.



Additional Chief Secretary to Govt.