



KARNATAKA LEGISLATIVE COUNCIL
ONE HUNDRED AND FIFTY NINTH SESSION

THE REGISTRATION (KARNATAKA AMENDMENT) BILL, 2026

(LA Bill No. 26 of 2026)

(As passed by the Karnataka Legislative Assembly)

A Bill further to amend the Registration Act, 1908 (Central Act 16 of 1908) in its application to the State of Karnataka.

Whereas it is expedient further to amend the Registration Act, 1908 (Central Act 16 of 1908) in its application to the State of Karnataka for the purposes hereinafter appearing;

Be it enacted by the Karnataka State legislature in the seventy seventh year of the Republic of India as follows:-

1. Short title and commencement.- (1) This Act may be called the Registration (Karnataka Amendment) Act, 2026.

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

2. Amendment of section 14.- In the Registration Act, 1908 (Central Act 16 of 1908) (herein after referred to as the Principal Act) in section 14, in sub-section (2), for the words "several offices under this Act", the words "several offices under this Act including the virtual or online offices" shall be substituted.

3. Amendment of section 32.- In the Principal Act, in section 32, after the words and figures, "Except in the cases mentioned in sections 31,88 and 89", the words "or when the document is presented by electronic means", shall be inserted.

4. Amendment of section 34.- In the Principal Act, in section 34,-

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

"Provided further that, when such document is presented by electronic means, the personal appearance shall not be required."

(b) in sub-section (3), after clause (c), the following provisos shall be inserted, namely:-

"Provided that, when such document is presented by electronic means, the enquiry shall be done in such manner as may be prescribed."

"Provided further that a proof to the effect that the person executing the power of attorney is alive shall be produced in such manner as may be prescribed."; and

(c) in sub-section (4), for the words "proviso to", the words "first proviso to", shall be substituted.

5. Amendment of section 35.- In the Principal Act, in section 35,-

(a) in sub-section (1), in clause (a), after the words, "appear personally", the words, "or through electronic means, as the case may be," shall be inserted.; and

(b) after sub-section (2), the following proviso shall be inserted, namely:-

"Provided that, when such document is presented by electronic means, the procedure laid down by the rules made in this behalf shall be followed for establishing the identity of the person."

6. Amendment of section 57.- In the Principal Act, in section 57, in sub-section (5), after the words "shall be signed and sealed by the Registering officer", the words, "or any other Controlling Officer as specified by the State Government", shall be inserted.

7. Amendment of section 65.- In the Principal Act, in section 65, in sub-section (1) after the words "than one", the words, "of the State" shall be inserted.

8. Amendment of section 69.- In Principal Act, in section 69, in sub-section (1), after clause (j), the following clause shall be inserted, namely:-

"(j-1) regulating the procedure for presentation of document, appearance for admission, endorsement, manner of fixing signature and seal, mode of payment of registration fees and other fees and such other process, when the document is presented by electronic means."

9. Insertion of new section 71-A.- In the Principal Act, after section 71, the following shall be inserted, namely.-

"71-A. Refusal of registration of documents which are in contravention of the provisions of the Central or State Laws for the time being in force.- Notwithstanding anything contained in this Act, the Registering Officer shall refuse to register any document,-

(a) relating to transfer of immovable property, except by fetching the original immovable property records through suitable electronic integration with the databases containing the said original immovable property records, when so prescribed by the State Government; and

(b) relating to transfer by way of agreement for sale, sale, sale exchange, lease or otherwise of immovable property if not accompanied by such documents as may be prescribed by the State Government including but not limited to the property or land sketch sought to be sold, conversion order, sanctioned plan, electronic Khata or title deed."

10. Amendment of section 82.- In Principal Act, in section 82, after sub-section (d), the following sub-section shall be inserted, namely:-

"(e) fraudulently manipulates or hacks the Department portal/ software by editing the fetched details imported from other Department portal or fraudulently selects different articles or deviates the registration procedure for registration of document."

STATEMENT OF OBJECTS AND REASONS
(As appended to at the time of introduction)

It is considered necessary further to amend the Registration Act, 1908 (Central Act 16 of 1908) in its application to the State of Karnataka for the purpose of good governance and citizen friendly reforms as per 2024-25 Budget speech para number 407 and 408 and,-

- (a) to ensure due diligence in public interest is under taken by the Sub-Registrar at the time of registration of property;
- (b) to integrate property softwares to prevent illegal registration of properties in urban areas and to simplify property registration;
- (c) to enable e-Registration / Remote Registration of some compulsory registrable documents without the physical presence of either party in the Sub- Registrar's offices;
- (d) to make available certified copies through a centralized virtual distribution system to avoid delay;and
- (e) to impose penalty for fraudulently manipulating or hacking the Department portal or software.

Hence, the Bill.

FINANCIAL MEMORANDUM

There is no extra expenditure involved in the proposed legislative measure.

MEMORANDUM REGARDING DELIGATED LEGISLATION

Clause 4	Clause 4 proposed to insert provisos to clause (c) of sub-section (3) of section 34, empowers the State Government to prescribe by rules,- (i) such manner in which enquiry is to be conducted by registering officer; (ii) such manner to produce the proof of person executing the power of attorney.
Clause 9	Clause 9 proposed to insert new section 71-A,- (iii) sub-clause (a) empowers the State Government to prescribe by rules to register any document relating to transfer of immovable property. (iv) sub-clause (b) empowers the State Government to prescribe by rules, the documents to be accompanied for registration of documents

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Deputy Chief Minister & Minister for Revenue

JYOTI

Secretary (I/c)

Karnataka Legislative Council

(3)(a) If any person by whom the document purports to be executed denies its execution, or

(b) if any such person appears to the registering officer to be a minor, an idiot or a lunatic, or

(c) if any person by whom the document purports to be executed is dead, and his representative or assign denies its execution,

the registering officer shall refuse to register the document as to the person so denying, appearing or dead:

Provided that, where such officer is a Registrar, he shall follow the procedure prescribed in Part XII:

Provided further that the State Government] may, by notification in the Official Gazette, declare that any Sub-Registrar named in the notification shall, in respect of documents the execution of which is denied, be deemed to be a Registrar for the purposes of this sub-section and of Part XII.

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57. Registering officers to allow inspection of certain books and indexes, and to give certified copies of entries.-(1) Subject to the previous payment of the fees payable in that behalf, the Books Nos. 1 and 2 and the Indexes relating to Book No.1 shall be at all times open to inspection by any person applying to inspect the same; and, subject to the provisions of section 62, copies of entries in such books shall be given to all persons applying for such copies.

(2) Subject to the same provisions, copies of entries in Book No.3 and in the Index relating thereto shall be given to persons executing the documents to which such entries relate, or to their agents, and after the death of the executants (but not before) to any person applying for such copies.

(3) Subject to the same provisions, copies of entries in Book No.4 and in the Index relating thereto shall be given to any person executing or claiming under the documents to which such entries respectively refer, or to his agent or representative.

(4) The requisite search under this section for entries in Books Nos. 3 and 4 shall be made only by the registering officer.

(5) All copies given under this section shall be signed and sealed by the registering officer, and shall be admissible for the purpose of proving the contents of the original documents.

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65. Procedure where document relates to land in several districts.-(1) Every SubRegistrar on registering a non-testamentary document relating to immovable property situate in more districts than one shall also forward a copy thereof and of the endorsement and certificate (if any) thereon, together with a copy of the map or plan (if any) mentioned in section 21, to the Registrar of every district in which any part of such property is situate other than the district in which his own sub-district is situate.

(2) The Registrar on receiving the same shall file in his Book No.1 the copy of the document and the copy of the map or plan (if any), and shall forward a memorandum of the document to each of the Sub-Registrars subordinate to him within whose sub-district any part of such property is situate; and every Sub-Registrar receiving such memorandum shall file it in his Book No. 1.

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69. Power of Inspector General to superintend registration offices and make rules.-(1) The Inspector General shall exercise a general superintendence over all the registration offices in the territories under the State Government, and shall have power from time to time to make rules consistent with this Act-

(a) providing for the safe custody of books, papers and documents * * *;

(aa) providing the manner in which and the safeguards subject to which the books may be kept in computer floppies or diskettes or in any other electronic form under subsection (1) of section 16-A;

(b) declaring what language shall be deemed to be commonly used in each district;

(c) declaring what territorial divisions shall be recognized under section 21;

(d) regulating the amount of fines imposed under sections 25 and 34, respectively;

(e) regulating the exercise of the discretion reposed in the registering officer by section 63;

(f) regulating the form in which registering officers are to make memoranda of documents; (g) regulating the authentication by Registrars and Sub-Registrars of the books kept in their respective offices under section 51;

(gg) regulating the manner in which the instruments referred to in sub-section (2) of section 88 may be presented for registration;

(h) declaring the particular to be contained in Indexes Nos. 1/ II, III and IV, respectively;

(i) declaring the holidays that shall be observed in the registration offices; and

(j) generally, regulating the proceedings of the Registrars and Sub Registrars.

(2) The rules so made shall be submitted to the State Government for approval, and, after they have been approved, they shall be published in the Official Gazette, and on publication shall have effect as if enacted in this Act.

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82. Penalty for making false statements, delivering false copies or translations, false personation, and abetment.—Whoever—

(a) intentionally makes any false statement, whether on oath or not, and whether it has been recorded or not, before any officer acting in execution of this Act, in any proceeding or enquiry under this Act; or

(b) intentionally delivers to a registering officer, in any proceeding under section 19 or section 21, a false copy or translation of a document, or a false copy of a map or plan; or

(c) falsely personates another, and in such assumed character presents any document, or makes any admission or statement, or causes any summons or commission to be issued, or does any other act in any proceeding or enquiry under this Act; or

(d) abets anything made punishable by this Act,

shall be punishable with imprisonment for a term which may extend to seven years, or with fine, or with both.

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