



## The Maharashtra e-Registration and e-Filing Rules, 2013

Notification No. Desk 4/C, R. No. 2698/2013  
dated 28-3-2013 from office of the Inspector General of  
Registration, Maharashtra State, Pune.

In exercise of the powers conferred by Clause (k) of sub-section (1) of section 69 of the Registration Act, 1908 (16 of 1908) (hereinafter referred to as "the said Act"), the Inspector General of Registration, Maharashtra State, with prior approval of the Government of Maharashtra as required under Clause (2) of section 69 of the said Act, makes the following Rules, namely: —

1. Short title and commencement
  - a. These Rules may be called as "the Maharashtra e-Registration and e-Filing Rules, 2013".
  - b. They shall come into force

on the 1st day of April, 2013.

### 2. Definitions

1. In these Rules, unless there is anything repugnant in the subject or context, —
  - a. "Act" means the Registration Act, 1908;
  - b. "e-Filing" means online or electronic filing of notices of intimation of mortgage of property specified in section 89-B of the Act filed through c-Filing module;
  - c. "e-Filing Module" means a software module developed by Inspector General of Registration



## Editorial...

Dear Readers,

We are glad to inform you that we have completed one year of publication of Anulom Newsletter, in this month. We hope you are finding the information published in this Newsletter, useful to you in your business and personal life as well.

Please let us know the topics on which you feel to have Articles. You can also contribute your Articles in this Newsletter.

We are introducing a new column viz. 'स्फुरणिका...' which is being penned by Dr. Arvind Navare, Director of Anulom Technologies Pvt. Ltd. Please give a feedback on the same.

— Editor

- d. "e-Registration" means online or electronic registration of documents;
- e. "e-Registration Module" means a software module developed by the Inspector General of Registration for

- registration of documents, under these Rules.
- f. “Inspector General of Registration” means the inspector General of Registration appointed under section 3 of the Act.
  2. The words and expressions used but not defined herein shall have the same meaning as are respectively assigned to them in the Act and the Information Technology Act, 2000 (21 of 2000).
  3. The documents notified under the proviso to sub-section (1) of section 7 of the Act and a notice of intimation of mortgage of property specified in section 89-B of the Act may be registered or filed, respectively, online by using e-Registration in Module and e-Filing Module.
  4. The parties will not be allowed to attach any external file in the body of the document. On completion of the data entry, the document so created will be displayed on the screen. The parties if require may edit the document; at the stage of submission. No editing shall be possible after submission.
  5. For the purposes of e-Registration under these Rules, —
    - a. Appending of electronic signature or biometric thumb print and capture of digital photo through the software module, shall be mandatory for all executants whenever and wherever necessary; and also appending of electronic signature and capture of digital photo and biometric thumb print of the attesting witnesses through the software module shall be necessary, wherever required by law;
    - b. PAN Card Number or Unique Identification Number or any other identification or document number regarding each executing party shall be mandatory to prove his identity.
    - c. The parties may submit their e-mail ids and mobile numbers for correspondence and notifications.
  6. The registration process will not proceed unless all mandatory information is filled in while registering the specific document.
  7. The online submission can be made 24X7 hours, but the time for registration shall be office working hours.
  8. A document may be completed and submitted within 30 days from the next day of first data entry made. If document is not submitted within 30 days, then fresh data entry has to be made. The Stamp duty, Registration fees and any other charges if already paid, shall be adjusted up to six months from the date of payment.
  9. 1) Every party shall be responsible for cross verification of the identity of the other parties. It shall be always presumed that, the parties appending the signatures are known to each other and have themselves confirmed that, each party has valid authority and right to sign the document.
  - 2) For the purpose of these Rules, it shall always be construed that, appending signature to document shall mean executing, accepting and admitting the document.
  10. For online registration, Stamp duty and registration fees shall be paid online to Government of Maharashtra through Government Receipt Accounting System (GRAS) (Virtual Treasury) by electronic transfer of funds or any other mode of payment prescribed by the Government.
  11. While accepting the document for registration the joint Sub-Registrar shall ascertain that, —
    - a. The document fulfils the conditions, specified under the Act, Rules and orders framed thereunder;
    - b. The Stamp duty and Registration fees and other charges are duly paid;
    - c. The registration of the document is not prohibited by any existing law, order of the Court or order of any Competent Authority.
  12. If on scrutiny of document it is found that, there is no *prima facie* objection for registration of the document, it shall be registered and made available online for downloading. It may also be forwarded to the e-mail address provided by the parties.
  13. If on scrutiny of document it is found that, there is anything objectionable for registrations. of the document, the objection will be conveyed on the e-mail address provided by the parties, within the next working day after submission. The parties will then have to comply the objection raised. If the compliance is satisfactory, the document will be registered and conveyed to the parties as provided in the above rules.
  14. If the parties fail to make a satisfactory compliance within 30 days of raising objection, the e-Registration shall be rejected.  
*Explanation.* — For the purpose of this rule, while counting the period of thirty days, the day on which objection is raised shall be excluded.
  15. For the purpose of e-Filing of documents under these Rules, —
    - a. Appending of electronic signature or biometric thumb print and capture of digital photo through the software module, shall be mandatory for the person filing the notice;
    - b. PAN Card Number or Unique Identification Number or any other identification or document number regarding each executing party shall be mandatory, to prove his identity;
    - c. The parties may submit their e-mail ids and mobile numbers for correspondence and notifications.

16. 1. The person who has filed the notice under section 89-B online shall be solely responsible to prove the correctness of the contents of the notice.
2. Any Stamp duty or filing fees, if any, shall be paid online only,
3. The record copies if required shall be available online and may be supplied on request and payment of fees online.

## स्फुरणिका...

- डॉ. अरविंद नवरे  
डायरेक्टर,  
अनुलोम टेक्नोलॉजीज प्रा. लि.  
मोबाइल : ९५५२३८४९३९



### टाइम मॅनेजमेंट - वेळेचे नियोजन

एक सुरेख कोटेशन सापडले -

**'Time is free but it is priceless; You cannot own it, but you can use it. You cannot keep it but you can spend it. Once you have lost it you can never get it back i.e. you have lost it forever...'**

वेळेचे वैशिष्ट्यपूर्ण महत्त्व प्रत्येकाला माहित असते. कळते पण वळत नाही, अशी परिस्थिती आहे. 'आला क्षण.. गेला क्षण' असे क्षणाक्षणाळा घडते, पण आपण जाणीवपूर्वक त्याच्याकडे दुर्लक्ष करतो. पैसा हातातून गेला तर तो मिळवता येतो, पण वेळ गेला की कायमचा गेला. मग तरी आपण बेफिकीर का? कारण वेळेचा कसाही उपयोग किंवा दुरुपयोग करणे हा आपला जन्मसिद्ध हक्क असल्यासारखे आपण वागतो. वेळेचे नियोजन हा फक्त व्याख्यानाचा विषय ठरतो. आला दिवस, गेला दिवस... ज्याला मी 'आदिगेदि' तत्व म्हणतो. हेच तर आपले नियोजन. वेळेच्या नियोजनाचा मला संकल्प करण्याशी संबंध वाटतो. पण कुठलाही संकल्प करायचा नाही हाच संकल्प आहे असे म्हणणाऱ्यांचे काय करायचे?



निसर्गाने दिवसाचे चोवीस तासात विभाजन केले आहे. तो आकडा किती छान आहे. त्याचे नियोजन सोपे आहे. कारण त्याला सहाने, तीनने, दोनने, आठने आणि चारने भाग जातो. म्हणजे लोकशाही तत्वाप्रमाणे प्रत्येक मिनिटाला किंवा सेकंदाला किंवा तासाला वेळेचे महत्त्व ठेवून नियोजन करता येईल. पण लक्षात कोण घेतोय? 'जगाच्या चिरंतन नाविन्याची जाणीव म्हणजे जीवन' हे कवन ऐकायला छान वाटते. प्रत्येक क्षणाची सोने करण्याची प्रत्येक माणसाला - मग तो तरुण असो, म्हातारा असो, गरीब असो की श्रीमंत असो - संधी आहे. पण संधी गमावण्याचीच संधी आपण बघतो, त्याला काय म्हणायचे?

निसर्गाचे कालचक्र अचंबीत करणारे आहे. निसर्गाची शिस्त पाळावी आणि कोशल्य, चातुर्य आणि कल्पकता यांचा उपयोग करून घेतला पाहिजे. पुन्हा एकदा - Life teaches us to make good use of time, while Time teaches us the value of Life.

17. Request for e-Search or record copies of e-Registration or e-Filing shall be made online, through the website of the Stamps and Registration Department. The necessary fees required to be paid shall be paid online, through the Government Receipt Accounting System (GRAS) (Virtual Treasury) or any other mode of payment prescribed by the Government in this behalf. The search and the copies will be made available online only.
18. The Sub-Registrar at the end of the day shall create an abstract of the documents registered; the Government receipts and put his electronic signature on it, in token of acknowledgement of the same.
19. Discrepancies, if any, regarding payment of fees, stamp duty or other charges shall always be subject to recovery by the appropriate authority.
20. All the provisions of the Act, and of the Maharashtra Stamp Act shall apply to the documents registered under these Rules also.
21. The stamp duty or Registration fees for e-registration or e-filing shall be the same as, provided under the Maharashtra Stamp Act and the fee table prescribed under section 78 of the Act, respectively.

The Revenue and Forest Department has on 1-10-2013 issued Notification wide Regi. 2013/993/C.R. (171) M.1, has made rules called as the Maharashtra Filing of refer Notification No. M.G.G. Extraordinary No. 122 Part IVA at page nos. 4 to 6 dated 1-10-2013. True copies of Documents and Notices Rules, 2013. form under rule 4 being notice of intimation regarding mortgage by way of deposit of title deed is prescribed.

## Important Days & Dates in August

1st August	World Wide Web Day
1st August	Yorkshire Day
1st to 7th August	World Breastfeeding Week
6th August	Hiroshima Day
7th August	Friendship Day
7th August	National Handloom Day
9th August	Quit India Movement Anniversary or August Kranti Din
9th August	Nagasaki Day
9th August	International Day of World's Indigenous People
11th August	Raksha Bandhan
12th August	International Youth Day
12th August	World Elephant Day
14th August	Independence Day of Pakistan (Youm-e-Azadi)
15th August	Independence Day in India
19th August	World Photography Day
20th August	World Mosquito Day
20th August	Sadbhavana Diwas
23rd August	International Day for the Remembrance of Slave Trade and Abolition
26th August	Women's Equality Day
26th August	International Dog Day
29th August	National Sports Day or Rashtriya Khel Divas
29th August	Telugu Language Day
30th August	Small Industry Day
30th August	Janmashtami
31st August	Malaysia National Day (Hari Merdeka)

# Where is your Aadhaar Card being used ?

Aadhaar Card has become an important document for every citizen in India. In this state, the safety of this document has become very necessary. Nowadays, the misuse of Aadhaar Card has increased and therefore, it is necessary to get to know as to where the Aadhaar Card is being used by authorities.

UIDAI, the organization that oversees the work of the Aadhaar card, has provided the facility to see where your Aadhaar card is being used. On the official website of UIDAI, you will find the 'Aadhaar Authentication History Tool', through which you can check the details of the Aadhaar card. It lets you know where your Aadhaar has been used.

## How will you check ?

- First go to the official website <http://uidai.gov.in>
- In the 'My Aadhaar' tab, you will see the 'Aadhaar Service' option. Here, click on the option of 'Aadhaar Authentication History'.
- Here, a new page will open, wherein you have to put your 12-digit Aadhaar Number.
- Then enter the 'Captcha Code'. Click on 'Generate OTP'. This will open a new page.
- Here you will be able to see the history details.
- Then you will have to enter the 'OTP' number.
- After this, it will get the date, time and type of authentication wherever the Aadhaar card was used in the last few days. You will be able to know the details of only 50 transactions at a time.
- By seeing these transactions, you can know if you have done all these transactions yourself or if some suspicious activity has occurred.

## How does 'Masked Aadhaar' provide security?

For security reasons UIDAI has advised people to use 'Masked Aadhaar' instead of giving photocopy of the Aadhaar card. In the Masked Aadhaar, only the last 4 digits of the Aadhaar number appear. It can be downloaded from '<https://myaadhaar.uidai.gov.in>' website. Unlicensed private entities like hotels or cinema theatres are not allowed to keep a copy of the Aadhaar card.

You don't remember your Aadhaar Number ? No problem...

Aadhaar card has become like an identity card. Aadhaar card is required wherever you go. So, some carry the Aadhaar card directly, while others carry a photocopy. However, it also turns out that none of these are close. There is no reason to recall such a large number of Aadhaar. What to do in that case?

- If you have lost your Aadhaar Card or you have forgotten it somewhere, you can acquire it again.
- But for this, you have to know your Aadhaar Card Number.
- If Aadhaar number is not known, it can be obtained.
- How you will find out your Aadhaar Number ?
- Type out <https://resident.uidai.gov.in>
- Then click on the option 'My Aadhaar'.
- Scroll down and go to 'Aadhaar Service' option.
- Click on the option 'Retrieve Lost Or Forgotten UID'.
- Enter the OTP number received by you, enter the Capcha Code and click on the Login button.
- Then you will receive your Aadhaar number on your registered mobile number or Email address.
- Take a print out of it.

It is estimated by the end of May 2022, about One Million Thirty-One Crores people have the Aadhaar Card.



## FEEDBACK FROM OUR SATISFIED CUSTOMERS...

Seamless and stress-free service by Anulom for Rent agreement. Prompt support was provided by Ms. Monali during the course of agreement process.

**HARENDRA GANGWAR**

Anulom is a reliable firm for the work. Ms. Suchitha Raul has meticulously handled my doc submission with registration office.

**SARMA GVRK**

One of the best agencies for this government related logistical & operational work. I got my letter of intimation related process done. I interacted with Satish Rathod & Madhuri Paygude, excellent service, excellent communication.

**VIKRANT LABDE**

Seamless, Effortless and most convenient way of handling your government related taxes & duties, Notice of intimation and more. One company with many solutions. Representative Pornima was a great help, she provided a seamless service to my solution.

**DIGVIJAY BARATHE**

## Want to become a Partner of Anulom?

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**Please send your Feedback, suggestions and FAQs about this Newsletter to : [yashodhan.jatar@anulom.com](mailto:yashodhan.jatar@anulom.com)**

This Newsletter is being published on the 10<sup>th</sup> of every month for private circulation only and is not for sale. It is published by the owner, printer and publisher M/s. Anulom Technologies Pvt. Ltd; and Editor Yashodhan Jatar, 6, Mayur Apartments, 997/20, Navi Peth, Pune 411 030, and is sent through email to the customers and well-wishers of Anulom Technologies Pvt. Ltd; Pune.

Designed by Amogh Arts, Pune, for and on behalf of Anulom Technologies Pvt. Ltd;

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