

REVENUE AND FORESTS DEPARTMENT

Madam Cama Marg, Hutatma Rajguru Chowk, Mantralaya, Mumbai 400 032,
dated the 1st October 2013.

NOTIFICATION

REGISTRATION ACT, 1908.

No. RGN. 2013/993/C.R. (171)/M-1.—In exercise of the powers conferred by section 89D of the Registration Act, 1908 (16 of 1908) (hereinafter referred to as “the said Act”) and of all other powers enables in this behalf, the Government of Maharashtra hereby makes the following rules, for the filing of true copies of documents and notices referred in sections 89A and 89B of the said Act, namely :—

1. These rules may be called as the Maharashtra Filing of True Copies of Documents and Notices Rules, 2013.

2. *Definitions.*—

(I) In these rules, unless there is anything repugnant in the subject or context,—

- (a) “Act” means the Registration Act, 1908 ;
- (b) “filing of notices” means onling filing of notices, through the e-filing module ;
- (c) “documents” means the documents specified in section 89A ;
- (d) “e-filing module” means a software module developed by the office of the Inspector General of Registration for online filing of notices and true copies of documents, under these rules ;
- (e) “form” means the form appended to these rules ;
- (f) “filing of true copies of documents” means filing of true copies of documents, including online filing through the e-filing module ;
- (g) “notice” means notice of intimation of mortgage by way of deposit of title deed referred under section 89B of the Act ;

(II) The words and expressions used but not defined herein shall have the same meaning as are respectively assigned to them in the Act and in the Information Technology Act, 2000 (21 of 2000).

3. (a) The notices specified in section 89B of the Act shall be filed using e-filing module ; and

(b) The true copies of the documents referred to in section 89A of the Act shall be filed, either physically in the concerned Sub-Registrar office or online using e-filing module.

4. For the purpose of oline filing, the notices shall be prepared online, in the format given in the Form appended to these rules.

5. For the purpose of physical filing, the true copies of the documents referred to in section 89A of the said Act, shall be prepared, signed and sealed by the authorized officer of the Court or concerned office, and for the purpose of online filing such documents shall be scanned and saved in the pdf/A format or in the format specified by the State Government by an administrative order, from time to time, and electronically signed by the authorized officer of the Court or concerned office.

6. The procedure for online filing or the true copies of document and notices shall be the same as mentioned in the Maharashtra e-Registration and e-Filing Rules, 2013.

7. After filing of the true copies of the documents and notices,—

(a) the Sub-Registrar shall paste or copy, the true copies of the document and notices in the Additional Register No. 1 kept in his office ;

(b) the true copies of the documents and notices shall be given separate consecutive serial number terminable at the end of the year and a separate Day Book, shall be maintained in the office for these purposes ;

(c) the Sub-Registrar shall endorse on each true copy of the documents and notices so filed, as follows :—

“Filed at Filing No. in the Additional Register No. 1 on the day of 20.....in the office of the Sub-Registrar” .

(d) the Sub-Registrar shall put his signature ~~an~~ ^{and} seal under this endorsement.

FORM
(See rule 4)

Notice of Intimation regarding Mortgage by way of deposit of Title Deed

I/We, the undersigned parties, is/are by this notice of intimation, giving notice to the public at large that, the mortgagor herein had deposited the title deeds of the property for the security of the loan given/agreed to be given by the mortgagee herein.

(1) Party Details :

(a) Mortgagee—

Address :

TAN (For Organizations)/PAN (For Individuals) :

Phone/Mobile No. :

Email-Id :

(b) Mortgagor(s)—

Address :

PAN :

Phone/Mobile No. :

Email-Id :

(2) **Property Location (s) :** Dist. :

Tal. :

Village :

(3) **Property details (with Attribute No. Area, Unit) :**

(4) **List of Documents deposited with Banks :**

(5) **Loan Amount :** (6) **Rate of Interest :**

(7) **Date of Mortgage :** (8) **Date of Notice :**

Name of Mortgagor	Party Photo*	Thumb Impression*	Signature*

*(In case of company/institute etc. the photo, T. I. and Signature of the authorised signatory with name)

The information is verified and found correct :

(Sign. and Seal of the authorised person of Mortgagee)

Payment Details	
Stamp Duty of Rs.	has been paid <i>vide</i>, Dated :
If Stamp Duty is paid on another instrument, details of the instrument and Stamp Duty :	
Filing charge of Rs. 1,000 has been paid <i>vide</i>	Dated :
Document handling charge of Rs. 300 has been paid <i>vide</i>	Dated :

(For office use only)

Name of Sub Registrar Office	Submission No.*	Date of Submission*
Filed On serial Number	on day of	20.....

Signature and Seal of Sub-Registrar.

By order and in the name of the Governor of Maharashtra,

RAJESH NARVEKAR,
Deputy Secretary to Government.