
**THE TRIPURA REGISTRATION
(FOURTH AMENDMENT)
RULES, 2025**

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Agartala, Wednesday, June 4, 2025 A. D., Jyaistha 14, 1947 S. E.

GOVERNMENT OF TRIPURA OFFICE OF THE INSPECTOR GENERAL OF REGISTRATION & STAMP (REVENUE DEPARTMENT)

No. F.6(427)DLRS/LR/2024.

Dated, Agartala, the 30th May, 2025

NOTIFICATION

In exercise of the powers conferred under Section 69 read with Sections 16A and 32A of the Registration Act, 1908 (Central Act No.16 of 1908), the Inspector General of Registration, with the sanction and approval of the State Government, as the case may be, hereby makes the following rules to further amend the Tripura Registration Rules, 1954:-

1. **Short title and commencement:-**

- (1) These may be called the "Tripura Registration (Fourth Amendment) Rules, 2025";
- (2) They shall come into force on the date of their publication in the Tripura Gazette.

2. **Amendment of rule 2:-**

- (1) Clause (i) of rule 2 of the Tripura Registration Rules, 1954 (hereinafter called as the 'Principal Rules'), shall be substituted with the following-

"(i) 'Act' means the Registration Act, 1908;"

- (2) After clause (ii) of rule 2 of the Principal Rules, the following new clauses shall be inserted-

"(iia) 'Aadhaar Number' means a 12 Digit Unique Identification Number Generated and issued to an individual by the Unique Identification Authority of India (UIDAI) after de-duplication of demographic and biometric information pertaining to that individual";

(iib) 'Consent-based Aadhaar Authentication Service' means electronic authentication carried out by Unique Identification Authority of India (UIDAI), or agencies appointed by it, after matching the biometric information of an individual at his request or with his consent, with the information maintained by UIDAI in its own central servers, and includes a 'Yes/No' response, or a response containing the demographic information and photograph of that individual."

- (3) After clause (vi) of rule 2 of the Principal Rules, the following new clauses shall be inserted-

"(vii) 'UIDAI' means the Unique Identification Authority of India".

3. **Insertion of new Chapters X and XI in the Principal Rules:-**

After CHAPTER-IX (as was inserted by the Amendment Rules, 1989) of the Principal Rules, the following new CHAPTERs shall be inserted in the Principal Rules-

"CHAPTER-X

CONSENT BASED AADHAAR AUTHENTICATION SERVICE IN REGISTRATION OF DOCUMENTS

134. Validity of Consent based Aadhaar Authentication Service- Any person presenting any document at the proper registration office for registration under section 32 of the Act may utilize the Consent based Aadhaar Authentication Service to fulfill requirements under section 32A of the Act, in accordance with these rules.

135. Procedure- Where the option of using Consent based Aadhaar Authentication Service is exercised, the following procedure shall be adopted-

- (i) the explicit consent of such person for the use of the Consent based Aadhaar Authentication Service shall be obtained;
- (ii) on obtaining the consent, the 12 digit Aadhaar number of the person, alongwith the scan of his fingerprints or face or both, through electronic system, shall be done and the data will be fed into the UID system electronically;
- (iii) upon such authentication, the UIDAI system shall return 'Yes/No' response, or a response containing the demographic information and photograph of that individual shall be given;
- (iv) a physical copy of the information generated through Consent based Aadhaar Authentication Service along with the unique transaction code for that authentication, may be affixed on the document to be registered and shall also be stored in the appropriate electronic format.

136. Procedure of registration of documents in case of transfer of ownership of immovable property- Where the document to be registered relates to the transfer of ownership of immovable property, the procedure of this Chapter shall be followed for each executant mentioned in the document and the witnesses.

137. Fulfillment of requirement of identification of executants-

(i) The information generated through Consent based Aadhaar Authentication Service for the purpose of section 32A of the Act, shall also be deemed to fulfill the requirement of identification of the executants under section 4 and 6 of the Information Technology Act, 2000 (Central Act No.21 of 2000);

(ii) In case, the fingerprints of the executants do not match, matching with IRIS or face should be taken.

CHAPTER-XI

DIGITIZATION OF DETAILS OF PERSONS AND PROPERTY

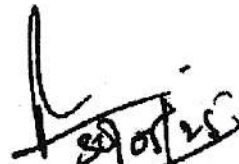
138. Digitization of details of the persons (i.e. executants/ claimants/ donor-donee etc) and property through online registration software-

(i) Necessary entry of details of persons (i.e. executants/ claimants/ donor/donee etc) in registration software shall be an integral part of a registered deed (document), on registration of a document under section 34 of the Act;

(ii) Necessary entry of details of property along with specific boundary of the proposed land for sale and its hand sketch map, Record of Right (khatian) number, specific survey plot number, area of land etc. shall be made and the same information shall be similarly written in the deed or document, as provided under section 21 of the Act, before registration of the document through online software, for satisfying the requirements under section 34 of the Act;

(iii) Details of the persons and property shall be entered into the registration software, and shall form an integral part of a registered deed (document) and the document shall be signed and countersigned by the parties and the registering officer and thereafter the signed copy of the document along with manual deed shall be digitized in registration software;

(iv) Details of the persons and property, as entered in the registration software, under this Chapter, shall be used for all future transactions on the land(s), including mutation, sale, gift, mortgage, will, trust or any kind of transfer."



(Brijesh Pandey, IAS)

**Inspector General of Registration & Stamp
Revenue Department
Government of Tripura**

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