

**NO. F. 30(04)-REV/ACQ/2019  
GOVERNMENT OF TRIPURA  
REVENUE DEPARTMENT**

Dated <sup>11<sup>th</sup></sup> July, 2019

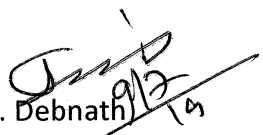
**MEMORANDUM**

The Chief Engineer, PWD (NH), Tripura requested vide his letter No. F.8(1) /CE/ PWD(NH)/2015/Vol-IV/7425-29, dated 7 February 2019 for transferring of Government land free of cost in favour of MoRTH, Government of India for construction / development of National Highway by quoting the paragraph number 3.5.5 (iii) (c) of Chapter-3 of the Manual of Guidelines on Land Acquisition for National Highways, wherein it is mentioned that "the land vesting in the Central / State Government is transferred to Central Government / MoRTH free of cost. In cases where ownership of acquired land is vested with the Urban Local Bodies / Gram Panchayats / PSUs/ Autonomous Bodies, compensation for the land is payable as per law."

Accordingly, the matter has been examined and it has been decided with the approval of Finance Department and Council of Ministers, Tripura that the State Government land / Khas land is to be transferred in favour of MoRTH, Government of India free of cost for National Highway purpose subject to the condition 'in case any piece of State Government land is even under unauthorised occupation of poor family, compensation for dwelling units etc. should be paid to those poor unauthorised occupants by the acquiring agency.'

It is pertinent to mention here that the aforesaid decision shall also be followed in case of ongoing projects and pending land related issues of National Highways in Tripura.

However, the aforesaid decision shall not be applied to acquisition of land belongs to Urban Local bodies / Gram Panchayats / PSUs / Autonomous Bodies. In case of Forest land, the extant norms / procedure shall be applicable.

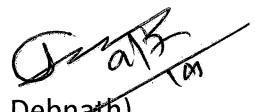
  
(A. Debnath)  
Joint Secretary to the  
Government of Tripura

To  
The Land Acquisition Collector  
(Addl. District Magistrate & Collector),  
North Tripura, Dharmanagar / Unakoti, Kailashahar / Dhalai District, Ambassa  
/Khowai District, Khowai /West Tripura, Agartala /Sepahijala, Bishramganj  
/South Tripura, Belonia / Gomati District, Udaipur

Copy to:-

1. The Chief Enginner, PWD (NH), PN Complex, Gurkhabasti, Agartala for information & necessary action please.
2. The General Manager (Project), NHIDCL, PN Complex, Gurkhabasti, Agartala for , information & necessary action please.

o/c

  
(A. Debnath)  
Joint Secretary to the  
Government of Tripura

(1)

NO. F. 30 (8) - REV / ACQ / 95  
GOVERNMENT OF TRIPURA  
REVENUE DEPARTMENT

Dated, Agartala, the 16 th Nov', 1995.

M E M O R A N D U M

Subject :- Increase of L. A. Contingency.

In supersession of all previous orders under the Section 166 of the Land Acquisition Manual (Section 50 of the Land Acquisition Act. 1894), the Governor is here by pleased to fix the contingencies @ of 10% of all cases to the Acquisition of land by the State Government/State Government bodies and at the rate of 20% for central Government/Central Government under taking in Tripura with immediate effect and until further order.

*CMB*  
*14/11/95*  
( Mrs. C. Deb Barma )  
Under Secretary to the  
Government of Tripura.

To :-

1. The District Magistrate & Collector,  
North Tripura/South Tripura/West Tripura/Dhalai Dist.  
Kailashahar. Udaipur. Agartala. Ambassa.
2. The All Sub-Divisional Officer's.
3. The Accountant General (A & E, Tripura, Agartala.
4. The Commissioner, Finance Department (General).
5. The All Head of Department's.

9c

No.F.3(21)/DOT/2016-17/1639-1660.  
GOVERNMENT OF TRIPURA  
DIRECTORATE OF TREASURIES

Dated, Agartala, the 08.02, 2019

MEMORANDUM

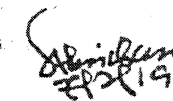
Finance Department has issued a Memorandum No. F.3(21)/DOT/2016-17/2310-12 dated 9<sup>th</sup> February, 2018 regarding old unspent Public Account deposit records. One copy of the said Memorandum is also enclosed herewith.

In response to the above mentioned Memorandum, the Treasury/Sub-Treasury Officers are sending Public Account Deposit Registers to this Office. But it is experienced in last one year that most of such registers are newly opened. The deposits were made through challans in different dates/years and all these entries were supposed to be reflected in the registers during those relevant dates. It is also expected that in the meantime, all such old unspent Public Account Deposit Registers are regularized.

With a view to establishing the authenticity of the entry in the register, all the Treasury/Sub-Treasury Officers are directed to inform all the DDOs under their jurisdiction, to send all such Public Account Deposit Registers with counter signature of concerned Controlling Officer of the Department. A certificate shall also be given that the unspent amount shown in the deposit column in the register is correct. Amount shall also be written both words and figures. Thereafter, the Treasury/Sub-Treasury Officers should send such Public Account Deposit Registers to Directorate of Treasuries for necessary entry in CTOS Software centrally.

Yours faithfully

Encl: As stated above.



(A. Sarkar)

Joint Director  
Directorate of Treasuries  
Government of Tripura.

To

1. All Treasury/Sub-Treasury Officers.

NO. F. 30(01)-REV/ACQ/09  
GOVERNMENT OF TRIPURA  
REVENUE DEPARTMENT

April, 16<sup>th</sup>, 2009

MEMORANDUM

Subject:- Clarification regarding deduction of Income Tax from the amount awarded under L. A. Cases

It is often asked from different quarters as to whether Income Tax shall be deducted at source from the awarded compensation of landowners.

In this connection, Section 194 L. A. of the I. T. Act, 1961 amended in the year 1964 to 2004, which runs as below, may be referred to:-

“Any person responsible for paying to a resident any sum, being in the nature of compensation or the enhanced compensation or the consideration or the enhanced consideration on account of compulsory acquisition under any law for the time being in force of any immovable property (other than agricultural land), shall, at the time of payment of such sum in cash or by issue of a cheque or draft or by any other mode, whichever is earlier, deduct an amount equal to ten percent of such sum as income tax thereon.

Provided that no deduction shall be made under this section where the amount of such payment or, as the case may be, the aggregate amount of such payment to a resident during the financial year does not exceed one hundred thousand rupees.



10

Explanation-For the purposes of this section:-

- (I) "agricultural land" means agricultural land in India including land situated in any area referred to in items (a) and (b) of sub-clause (III) clause (14) of section 2;
- (II) "immovable property" means any land (other than agricultural land) or any building or part of a building".

In the above position, attention of all the officers responsible for making payment of compensation to the landowners is drawn to the Section 194 L A of the Income Tax Act, 1961 and to clarify that Income Tax shall have to be recovered by the paying authority at the time of making payment of awarded sum at the rate as mentioned Under Section 194 L A.

*M. Chakraborty*  
 (M. Chakraborty)  
 Under Secretary to the  
 Government of Tripura.

1. The District Magistrate & Collector, West Tripura District, Agartala/South Tripura District, Udaipur/North Tripura District, Kailashahar/Dhalai District, Ambassa for kind information and necessary action.
2. The Land Acquisition Collector, West Tripura District, Agartala/South Tripura District, Udaipur/North Tripura District, Kailashahar/Dhalai District, Ambassa for kind information and necessary action.
3. The Sub-Divisional Magistrate, .....  
 for kind information and necessary action.

*M. Chakraborty*  
 (M. Chakraborty)  
 Under Secretary to the  
 Government of Tripura.

*gc*

GOVERNMENT OF TRIPURA  
REVENUE DEPARTMENT

NO. F. 30 (08)-REV/ACQ/10 (P-I)

August 31, 2017

MEMORANDUM

Subject:- Regarding purchasing of land directly through the Sub-Divisional Land Purchase Committee (SDLPC) by way of Negotiation with the land owners'

The undersigned is directed to state that the Government in Revenue Department has decided that at the time of purchasing the land directly through the Sub-Divisional Land Purchase Committee (SDLPC) by way of Negotiation with the land owners' of the concerned area the following procedure/manners may be followed by the concerned SDM (Chairman of the SDLPC) :-

- i) On receipt of requisition from the Requiring Department, Notice has to be served to all members' of the Committee and also to the concerned land owners',
  - ii) Minutes must be prepared on recommendation/signature of the Committee,
  - iii) Attendance/signature of the concerned land owners' should be obtained,
  - iv) During preparation of land valuation, valuation of trees, huts, crops & other properties etc. must be considered
2. This order will take immediate effect.

By order of the Governor,

*JD 31/8/17*  
(S. Chakraborty)

Joint Secretary to the  
Government of Tripura.

Copy to:-

1. The PS to the Hon'ble Minister for Revenue Department for kind information of the Hon'ble Minister
2. The PS to the Principal Secretary, Revenue Department for kind information of the Principal Secretary.
3. All District Magistrate & Collectors' for kind information.

*JD 31/8/17*  
(S. Chakraborty)

Joint Secretary to the  
Government of Tripura.

No. F.30 (08)-REV/ACQ/10/P-I/  
GOVERNMENT OF TRIPURA  
REVENUE DEPARTMENT  
(LR Cell)

*08th*  
Dated, Agartala, the 4<sup>th</sup> Sep 2017.

MEMORANDUM

The Revenue Department has been regularly receiving proposals from the District Magistrates / Sub-Divisional Magistrates involving Allotment of land, Purchase of land [through the Sub divisional Land Purchase Committee] , No Objection Certificate for transfer of land and proposals for acquisition of land and sundry proposals under the related Acts / Rules , Orders and Instructions governing these transactions. On scrutiny of these proposals, it is found that more often than not, such proposals are framed and submitted for approval of the Government in an utterly casual manner without thoroughly following the prescribed procedures and rules in this regard. Often, these are found to be made in a hasty manner without attention to detail and are found wanting in many procedural aspects. Instances have come to the notice of the Department where even the mandatory provisions of the law were not observed, such as, obtaining signatures of the concerned land owners in the consent form duly countersigned by a Revenue Official under a land acquisition proposal or assessing the market value of land for fixation of Premium in land allotment cases where the Rules mandate payment of such premium on allotment. Over the years, the list of such anomalies noted, is endless.

2. The Government in the Revenue Department has taken a serious view of this situation. This undesirable state of affairs has resulted in inordinate delays and unnecessary correspondence with the Districts for rectification of the discrepancies found on examination, which could have been avoided, if more caution and prudence were exercised in framing and submission of these proposals. It may be appreciated, that such an avoidable situation not only wastes time and energy of the Administration but more importantly disrupts the entire process of efficient service delivery by the Government which is the *sine qua non* of good governance.

3. As a case in point, a few examples are given below. The list is only indicative and not exhaustive.

- Minutes of SDLAC with names and signatures of all the Members not submitted along with the proposal. And in some cases though the Minutes were enclosed , these were not signed by the Members and only their names were given in the Minutes. Recommendation and

signature of at least 50% of the members of the SDLAC is often not found.

- Copies of Ration Card not enclosed with the proposals. Again, where the R/C categorizes the family as Ad hoc BPL, the Allotment proposal denote the family as APL. In an allotment proposal of Sepahijala district, the monthly income of one family, categorized as BPL is shown as Rs 5000 pm, whereas in the same proposal another family with income of Rs 3000 pm has been categorized as APL (?).
- Proposals are initiated from departmental land without obtaining NOC from these offices
- Proposals initiated without changing classification of the land [ watery body ]
- No objection certificates from other members of the family and the Head of the family not enclosed when proposals are initiated in favour of person not being the Head of family. This is a very common irregularity noticed in many allotment proposals.
- Proposals for issue of Notification u/s 11(1) of the new Land Acquisition Act is often received from the districts without first obtaining the final decision of the Government under Rule-3 of the Land acquisition rules.
- Necessary documents viz requisition letter of department , land statement, consent letter of the affected land owners, proforma indicating status of land and map are not enclosed with the acquisition proposals.
- It is noticed that land acquisition proposals received from North Tripura, Unakoti, Khowai and Sepahijala districts are often not as per the procedural requirements of the Act / Rules.

4. Recently, in an official Note to the Revenue Department, the Principal Secretary [PWD] had made certain observations in connection with purchase of land by the Sub-Divisional Land Purchase Committee [SDLPC] for Water Treatment Plant at Baniacherra under Mohanbhog RD Block in Sepahijala District. The Principal Secretary [ PWD] *inter alia* had observed that :

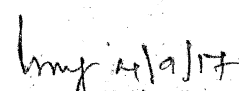
- *The relevant guidelines for furnishing the proposal for administrative approval and expenditure sanction and release of funds thereby to enable the purchase as per the proposal have been issued by the Revenue Department vide their memorandum No. F.30[13]-REV/ACQ/09 dated 5<sup>th</sup> January, 2010.*
- *ii From the documents enclosed it is noticed that the Sub-Divisional land Purchase Committee Minutes purported to have been issued do not bear the signature of the Chairman and Members of the Land purchase committee and also do not bear the signature of the landowners concerned in the minutes part. The only signature in*

*the sub-divisional level document is of the Sub-Divisional Magistrate, Sonamura, Sepahijala District ( without indicating his role as the Chairman of the SDLPC )*

- *Further, the substantive part of the guidelines has not been followed as the rate of land has not been fixed as per the Memorandum applicable. The respective share of overall land cost for each landowner has also not been indicated, nor formally signed by them and thus these rates do not legally have their acceptance.*
- *Thus, the documentation done does not appear to be legally sound. Apart from procedural lacunae and deviation from the guidelines, there is every chance that at a later date the landowners would claim that they were not a party to these decisions/ challenge the rate fixation of land and rubber plants or may even claim that either the land be returned to them or be acquired as per laws / rules related. It may be kindly noted that this isn't a mere conjecture, as similar instances have actually happened in case of PMGSY roads and the Revenue as well as PW Departments have been hauled to Hon'ble High Court, Agartala and put at the risk of contempt.*
- *—it is evident that an adequately sound case has not been made out for approving and sanctioning of Government funds as per norms --.*

5. The above indicative list of irregularities and the excerpts from the Note of the Principal Secretary, PWD, reproduced in this Memorandum, is intended not to find fault, but to emphasize the seriousness of the situation. All District and Sub-Divisional officials are well conversant with the rules and procedures governing such tasks and they are expected to follow them scrupulously. Forwarding copies of the related Acts /Rules and other instructions by the Revenue Department for observance, would be an exercise in redundancy. Otherwise the administration is likely to be embroiled in endless legal suites as observed by the Principal Secretary, PWD.

Necessary instructions are hereby issued to all concerned for exercising greater diligence while framing and submitting such proposals. Districts are also requested to devise a checklist for these proposals and to submit the same to the Revenue Deptt along with the Checklist.

  
[ K B Chowdhury ]

Additional Secretary, Revenue

To  
The District Magistrate & Collector  
West Tripura, North Tripura, Khowai, Gomati,  
Sepahijala, South Tripura, Dhalai, and Unokoti district - for necessary action

Copy

- PS to Principal Secretary , Revenue for kind information of the Principal Secretary

GOVERNMENT OF TRIPURA  
REVENUE DEPARTMENT

NO. F. 30 (08)-REV/ACQ/10 (P-I)

August 31, 2017

MEMORANDUM

Subject:- Regarding purchasing of land directly through the Sub-Divisional Land Purchase Committee (SDLPC) by way of Negotiation with the land owners'

The undersigned is directed to state that the Government in Revenue Department has decided that at the time of purchasing the land directly through the Sub-Divisional Land Purchase Committee (SDLPC) by way of Negotiation with the land owners' of the concerned area the following procedure/manners may be followed by the concerned SDM (Chairman of the SDLPC) :-

- i) On receipt of requisition from the Requiring Department, Notice has to be served to all members' of the Committee and also to the concerned land owners',
  - ii) Minutes must be prepared on recommendation/signature of the Committee,
  - iii) Attendance/signature of the concerned land owners' should be obtained,
  - iv) During preparation of land valuation, valuation of trees, huts, crops & other properties etc. must be considered
2. This order will take immediate effect.

By order of the Governor,

*JD 31/8/17*  
(S. Chakraborty)

Joint Secretary to the  
Government of Tripura.

Copy to:-

1. The PS to the Hon'ble Minister for Revenue Department for kind information of the Hon'ble Minister
2. The PS to the Principal Secretary, Revenue Department for kind information of the Principal Secretary.
3. All District Magistrate & Collectors' for kind information.

*JD 31/8/17*  
(S. Chakraborty)

Joint Secretary to the  
Government of Tripura.

NO.F.8(3)-REV/93  
GOVERNMENT OF TRIPURA  
REVENUE DEPARTMENT

Dated, Agartala, the 19<sup>th</sup> July, 2003.

## NOTIFICATION

In exercise of the power conferred by section 78 and 79 of the Indian Registration ACT, 1908 (XVI of 1908) and in supercessions of all previous notifications on the subject, the Governor of Tripura pleased to revise the table of fees for registration of documents and for the matter specified below: -

### TABLE OF FEES

1. Ordinary fees.

Para	Contents	Existing rate	Revised rate
A.(1)	The fees payable for the registration of the document described below shall be calculated on the following ad valorem scale according to the value of the right, title and interest affected, when such value is expressed in the document :		
	When the value does not exceed Rs.100/-	Rs.2.00	Rs.5.00
	When the value exceeds Rs.100/- but does not exceed Rs.250/-	Rs.3.00	Rs.7.00
	When the value exceeds Rs. 250/-but does not exceed Rs.500/-	Rs.9.00	Rs.12.00
	When the value exceeds Rs. 500/-but does not exceed Rs.1000/-	Rs.12.00	Rs.18.00
	For every additional Rs.1000/- or part thereof	Rs.10.00	Rs.15.00

Description of documents :

Conveyances and bills of sale, deeds of gift or dower, settlements, deeds of partition, leases, deeds of mortgage or instruments of further charge; bonds of all kinds except indemnity and security bonds, assignments of any interest secured by a bond or mortgage deed, policies of insurance, bills of exchange and promissory notes and generally all other documents\* of the nature of those herein before mentioned.

\*The following classes of documents are included:

“An acknowledgement or an ordinary Receipt for money received, certificates of Sale, Releases whereby a person renounce a claim against any specified property, not being the subject of previous registered encumbrance, Award directing a partition, Declaration of Trust of the nature of Settlement Deeds for exchange of property, Transfer of leases for a consideration, Assignment by a partner of his share and interest to his co-partners on the dissolution of partnership for consideration.”



A (2)	When the value of the right, title and interest affected is not expressed in such documents, a fee shall be payable at the rate of	Rs.30.00	Rs.50.00
<p><b><u>Explanation:</u></b></p> <p>1. In cases of conveyances and bills of sale where any consideration is expressed, such consideration; in the case of a deed of gift, the value of the property thereby disposed of; in cases of deeds of dower and settlement, the amount of dower and the value of the property settled; in the case of a document securing periodical payments, other than a lease, the amount payable for one such period in addition to any amount other than such periodical payments, paid or payable as consideration for such document and in the case of bonds, mortgages and instruments of further charge, the amount thereby secured, shall be taken to be the value of the right, title and interest affected within the meaning of this article. In case of annuity, fee should be charged on the amount payable for one period as stipulated in the deed.</p> <p>2. In the case of leases as classified below, the amount specified against each class shall be taken to be the value of the right, title and interest affected within the meaning of this article:</p>			
SL. NO	Classes of leases	Amount representing the value of right, title and interest affected	
(a)	A lease by which the rent is fixed, but in respect of which no premium or fine is paid or delivered and no money is advanced, and which is granted.		
(a)(i)	For a period of less than one year	Total sum payable under the lease.	
(a)(ii)	For a specified period of one year or more, but not exceeding 10 years, <b>OR</b>	An amount equal to the average annual rental.	

a(iii)	For an indefinite period.	An amount equal to two years' rent*
a(iv)	For a period exceeding ten years	An amount equal to two years' rent*
a(v)	In perpetuity	An amount equal to two years' rent*
(b)	A lease which is granted for a fine or premium or for money advanced and by which no rent is reserved.	The amount of the fine, premium or money advanced.
(c)	A lease, which is granted for a fine or premium or money advance in addition to rent, reserved.	The total of (1) the amount of the fine, premium or advance, and (2) the amount which would be calculated in the case of the lease under clause (a) if no fine premium or advance had been paid or delivered.

\*The following instructions should be followed in calculating the two years' rent:

- 1) In the case of leases for a period exceeding ten years, the total amount payable for the period mentioned in the leases should be calculated and divided by the number which represents half the said period. Thus if the lease be for twenty years, the two years' rent would be the total rent for twenty years divided by ten.
  
- 2) In the case of leases for an indefinite period, the amount payable for the first ten years should be calculated and one fifth of the said amount should give the two years' rent.
  
- 3) In the case of leases in perpetuity, the rent payable for the first fifty years should be calculated and then divided by 25. This would give the two years' rent.

A(3)

In the case of partition deeds the value of the share or shares on which stamp duty is payable under article 45 in scheduled 1 to the Indian Stamp Act, 1899, shall be taken to be the value of the right, title, and interest affected within the meaning of this article :

Provided that :

- a) If a patta or lease\* given to any raiyat, and the Kabuliyat or counterpart of such lease executed by such raiyat, be presented for registration at the same time, the fee payable for the registration of the patta shall be half of what would have been payable if the patta alone had been presented and the fee payable for the registration of the kabuliyat shall be equal to that payable for the registration of the patta;
- b) An instrument so framed as to come within two or more descriptions of the document enumerated above shall, when the fees chargeable thereunder are different, be charged with the highest of such fees;
- c) The fee on any instrument comprising or relating to several distinct matters shall be the aggregate of fees with which separate instruments, each comprising or relating to one of such matters, would be chargeable;
- d) When a document which has been executed by only some of the parties to it is presented for registration, the other parties or any of them may attend and execute the document and admit execution thereof without the payment of any further fee, so long as a certificate of registration has not been endorsed thereon and duly signed, sealed and dated under section 60; but if the registration of the document has been completed, it shall be presented afresh for registration, and a second fee shall be payable; and
- e) The fee leviable for the registration of a document purporting to give collateral or auxiliary or additional or substituted security, or security by way of further assurance, where the principal or primary mortgage is proved to the satisfaction of the registering officer to have been duly registered, shall be the same as for the principal or primary mortgage. If the same does not exceed Rs. 10.00. but shall in no case be more than Rs.10.00.

Para	Contents	Existing rate	Revised rate
B.	The fee for the registration of a separate instrument acknowledging the receipt or payment of any sum of money, whether consideration on account of any deed of sale or mortgage, or rent on account of any lease* or other value expressed in any document, shall be calculated, according to the amount received, on the ad valorem scale fixed under article A :		
	Provided that if any instrument referring to the same transaction has already been registered** such fee shall not exceed	Rs.6.00	<b>Rs.15.00</b>
<p>*A lease should be prima fascia a raiyati lease, that is, a lease granted to a raiyat for the purpose of cultivation to entitle it to the benefit of the article.</p> <p>**An instrument acknowledging the receipt of payment of any sum of money by way of consideration, rent or otherwise should be charged with registration fee on the ad valorem scale fixed under article A. Where such acknowledgement or receipt is a separate or subsidiary instrument referring to the same transaction, then if the principal document has not been registered, the provision of paragraph 1 of article B should apply, i.e. fee on the ad valorem scale under article 'A' should be charged for the separate or subsidiary receipt. But if the principal document has been registered then the fee should be calculated according to the proviso to article 'B', i.e. on the ad valorem scale in article 'A' subject to a maximum of <b>Rs.15.00</b>.</p>			
C.	In the case of wills, the following fees shall be payable namely :-		
C(i)	For the deposit or withdrawal of sealed cover containing a will .....	Rs.6.00..	<b>Rs.15.00</b>
C(ii)	For opening of such cover ( in addition to the fee for copying the contents which shall be charged according to the scale laid down in article 'G' for the granting of certified copies).....	Rs.6.00	<b>Rs.15.00</b>

C(iii)	For the registration or revocation or cancellation of a will or authority to adopt when presented open*.....	Rs.12.00	<b>Rs. 30.00</b>
D.	The fee for the registration of an agreement for personal service shall be	Rs.2.00	<b>Rs.10.00</b>
E.	The fee for the registration of any document not mentioned or described in any of the foregoing articles shall be	Rs.6.00	<b>Rs.15.00**</b>
<p>Note:  Provisos (c) and (d) to article 'A' shall also supply to articles 'B', 'D' and 'E'.</p>			
F.	Fees payable for searching the Indexes and inspecting the Registers, etc., shall be as follows:		
F.(1)	<b>Search:</b> For each entry of the name of person or property in respect of each document of specified office, for which application is made:		
	(i) for one year	Re.1.00	<b>Rs. 5.00</b>
	(ii)for more than one year for the first year <b>and</b>	Re.1.00	<b>Rs.5.00</b>
	(iii) for every additional year	Re.0.50	<b>Rs.2.00</b>
F(2)	Inspection: Of copy of each specified document in Register Books 1, 3, or 4 or of each entry in any other Register or Book or of any specified document or of a paper in a file ..... ***	Re.100	<b>Rs.5.00</b>

	<p>Provided that –</p> <p>(a) No fee for the search of Indexes of any one office in respect of any one name of person or property shall exceed... <b>Rs.50.00.</b>;</p> <p>(b) If any person applying for a particular entry of a particular year takes more notes than he is entitled to in terms of his application, he shall pay <b>Rs.50.00</b> less the fee already paid thereon;</p> <p>(c) No fee for search of Index shall be payable if the application for a copy of document is accompanied by the original registered document or by a certified copy of it, or where the application for copy is made at the time of registration of document;</p> <p>(d) Only one fee under article F(2) shall be charged on an application for the inspection of all or any of the papers in one record of a case under <b>section 72, section 73 or section 74.</b></p>		
	<p>* A single fee under article C(iii) is leviable on a deed which not only cancels a previous will but also makes a fresh posthumous disposition of property.</p> <p>** The following classes of documents should be charged “E” fees; Release whereby the property, which had previously been the subject of a registered mortgage, is restored, Surrender of a Lease, Revocation of Trust and Settlement, Deeds of Partnership and Reconveyance, Dissolution of Partnership and Deed of Cancellation (Other than cancellation of will), Talaqnama etc.</p> <p>*** A fee for framing an estimate for copy is in fact an inspection fee.</p>		
F.(3)(i)	Every application for the inspection of a registered document shall be preceded by the payment of the prescribed fee for search of Indexes;		
F.(3)(ii)	Every application for a certified copy of a registered document shall, subject to proviso (c) above, be preceded by the payment of the prescribed fee for search of the Index and inspection of the Register Book;		

F.3(iii)	Every application for copy of any other document, entry or paper shall be preceded by the prescribed fee for inspection of the document, entry of paper;		
G.(a)	The fee for making or granting copies* of reasons, entries or documents shall be as follows :		
	For every 100 words or part thereof in the English or Vernacular Character –	Re.0.25	<b>Re.1.00</b>
G.(b)	If an applicant requires a copy to be taken up in preference to other copying work in the office, an extra fee shall be paid @	Rs.2.00	Rs.3.00
	Or		
	if the copy exceeds four pages of 300 words each, an extra fee of for each page shall be paid @	Re.0.50	Re.1.00
	<p>Note :-</p> <ol style="list-style-type: none"> <li>1) When an applicant presents a printed or typed copy of a document already registered and applies to have it certified as a true copy of the same, the fee for comparing the same shall be half the amount leviable under this article.</li> <li>2) Fee under article 'G' should be charged on the total number of words to be copied in respect of all papers in one record of a case under <b>section 72, section 73 or section 74</b>, if included in one application.</li> <li>3) All applications for copies except those exempted from payment of fees shall be chargeable with a court-fee of Rupees two only under the court fees Act, 1870(VII of 1870) as extended to Tripura.</li> </ol>		
	<p>*For copies of, or extracts from, declarations made to the Registrar and the Sub-Registrar, a fixed fee of <b>Rs.2..00</b> is payable.</p>		



## II. EXTRA OR ADDITIONAL FEES.

H.	For the registration by any Registrar of any document under sub-section (1) of section 30, an extra fee equal to the ordinary fee or any extra fee, whichever is less shall be charged @	Rs.20.00	<b>.Rs.40.00</b>
I.(1)	The fee for the attendance, under section 31, of an Officer at a private residence for acceptance for registration of any document or for acceptance of any document and recording admission of execution or for acceptance for deposit of any will shall be	Rs.30.00	<b>Rs.50.00</b>
I.(2)	In addition to such fee, travelling allowance* shall be paid to the registering officer for per kilometer for the actual distance to be traveled, if the place to be visited is more than one kilometer from the registration office:  AND	Re.0.62	<b>Re.1.00</b>
	to the Peon accompanying the Registering Officer shall be paid for per Kilometer	Re.0.12	<b>Re.0.50</b>
<p><i>Provided that</i>, in towns where carriages or other conveyances are available on hire, the registering officer shall be paid hire for such conveyances at the rate prevalent in the locality in lieu of travelling allowance, whether the distance traveled be greater or less than one kilometer. The traveling allowance to be paid to the Registrar, the District Sub-Registrar, the Sub-Registrar and the Joint Sub-Registrar for journey within the limits of area of Agartala Municipal Council shall be for the actual distance traveled at the rate of taxi fare for the time being in force.</p>			

J(1)	Before the issue of a Commission or before the Registering Officer or Magistrate personally proceeds to any private residence or Jail to obtain evidence as to the voluntary nature of the execution of a power of attorney under sub-section (3) of section 33, and before the issue of a commission or before the registering officer personally proceeds to any private residence or jail for the examination of any person under sub-section (2) of section 38, the following fees shall be paid on account of persons exempted from appearances :		
J(1)(a)	For every person, exempted on account of bodily infirmity, for every person confined in jail, and for every purdanashin lady exempted by law from personally appearance in Court,;	Rs.5.00	<b>Rs. 15.00</b>
J(1)(b)	<i>and</i> For every person, other than a purdanashin lady who is exempted by law from personal appearance in Court.	Rs.30.00	<b>Rs.50.00</b>
J(2)	In addition to such fees, travelling allowance or conveyance charge shall be paid to the person to whom the Commission is issued or to the registering officer or the Magistrate and to the peon at the same rates as for a journey under article '(I)(2)' and its proviso.		
	<b><u>Notes referring to articles H, I and J :</u></b>		
	(i) When two or more copies of a document executed by the same parties are presented for registration at the same time, an ordinary fee shall be payable for each copy but any extra or additional fee which is payable under article H, article I or article J shall be charged as for one document only, no matter how many copies of that document may be presented for registration.		
	*”Travelling allowance” mentioned in articles I(2) and J(2) should be levied from Co-operative Societies, their officers or members in respect of documents registered.		

	<p>(ii) No extra fee shall be payable under article 'H' when a document is registered by a Registrar, acting as Sub-Registrar or by a Registrar in consequence of the Sub-Registrar, by whom it should be registered under section 28, being a party interested in the transaction to which such document relates.</p> <p>(iii) Where two or more persons who execute the same document or documents relating to the same transaction present it or copies thereof for registration at one and the same time and at a private residence under section 31, or where the registering officer or Magistrate examines or issues a commission for the examination of two or more such persons at one and the same time under section 33 or section 38, as the case may be, only one fee under article 'I' for the attendance of the registering officer or one fee under article 'J' for the attendance of the Registering Officer or the Magistrate or for the issue of the commission, as the case may be, shall be charged so far as those persons are concerned.</p> <p>(iv) When powers-of attorney are presented at the principal's residence both for authentication and registration under section 33 and 31 respectively and when authentication and registration are done in one visit or in one document, the registering officer, instead of charging two distinct fees under articles 'I' and 'J' shall charge one fee, whichever is higher, for both authentication and registration.</p>		
K.	The fees chargeable for authentication or attesting execution of a power-of-attorney shall be as follows:		
K(i)	For a special power	Rs.4.00	<b>Rs.15.00</b>
K(ii)	For general power	Rs.8.00	<b>Rs.30.00</b>
	<p><u>Note 1</u></p> <p>A single fee shall be levied for the attestation of a power-of-attorney whatever may be the number of a signatories to it, provided that all of them appear simultaneously for examination, Where they do not so appear, a separate fee shall be levied for each set of persons appearing at the same time.</p>		

	<p><u>Note 2</u></p> <p>The duplicate or the triplicate of a power-of-attorney presented for authentication shall be treated, as a separate power-of-attorney and separate attestation fee shall be levied therein.</p>		
	<p><u>Note 3</u></p> <p>A single fee under <i>article 'K'</i> is chargeable on different power-of-attorney drawn up in a single document in which aggregate stamp duty for distinct matters of power has been paid. But in case of registration, separate fees under <i>article 'E'</i> for as many as powers as comprised therein, are payable.</p>		
L.	*For every copy of memorandum of a document to be forwarded to another office under <b>section 64, section 65, section 66, or section 67</b> , there shall be paid an extra fee equivalent to that payable under <i>article 'A', article 'B' or article 'E'</i> .		
	Provided that the fee for a copy shall not exceed	Rs.20.00	<b>Rs.50.00</b>
	and the fee for a memorandum shall not exceed	Rs.2.00	<b>Rs.5.00</b>
M.	Besides the fees payable under articles 'A', 'B', 'C', 'D' and 'E' there shall be paid for the registration of every document of such length as to occupy more than two pages of the register, an extra copying fee, for every page or part thereof in excess of the first two pages, shall be paid @	Re.0.50	<b>Re.1.00</b>
	<p>Note :-</p> <p>On the presentation of a document an approximate calculation of the number of words contained in it shall be made and the fee, if any chargeable under this article, shall be realised along with other fees. In case the fee realised on the day of presentation falls short of the amount chargeable, the deficit amount shall be noted on the back of the document and shall be realised before the document is returned.</p>		

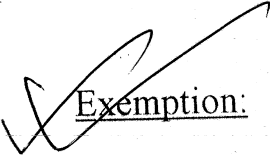
	<ul style="list-style-type: none"> <li>The fee for a copy should be designated L(a) and that for a memorandum L(b).</li> </ul>		
N.	When a document or, a power-of-attorney remains unclaimed for more than one month after completion of registration or authentication in case of a power-of-attorney, a fee for every month or a part of month beyond the first month after such completion or authentication shall be charged @	Re.0.50	<b>Re.1.00</b>
	The total amount in any case of such fee shall not exceed.	Rs.15.00	<b>Rs.40.00</b>
O.	When a document remains unclaimed for more than a month after refusal of registration, a fee for every month or part of month beyond the first month after such refusal shall be charged @	Re.0.50	<b>Re.1.00</b>
	The total amount in any case of such fees shall not exceed	Rs.15.00	<b>Rs.40.00</b>

The date of completion or authentication or refusal, as the case may be, should be excluded in calculating the period of a calendar month or months for assessment of fees under article 'N' or article 'O', e.g.

Date	Month
29 <sup>th</sup> or 30 <sup>th</sup> or 31 <sup>st</sup> January	Last of February
Last day of February	31 <sup>st</sup> March
30 <sup>th</sup> June	31 <sup>st</sup> July

● Notes referring to articles 'N' and 'O' :

A Registrar is empowered to remit, in whole or in part, the fees chargeable under articles 'N' and 'O' in any case in which it appears to him that the realisation of such fees would be clearly productive of injustice or hardship.

 Exemption:

The following classes of documents and operations are exempt from the payment of fees under any of the articles enumerated above so far as applicable in each case:-

- 1) Documents executed by or on behalf of, or in favour of, Government or President of India on which, as such no stamp duty is leviable under the law for the time being in force (vide section 3, proviso (1) of the Indian Stamp Act, 1899).
- 2) security bonds and penalty bonds executed in favour of Government by public servants of all classes, and their sureties;
- 3) bonds executed by non-gazetted or menial officers of government for the due performance of their duties and bonds of mortgage deeds executed by private parties as security for the performance of their duties by such officers;
- 4) mortgage bonds executed by Government officers in favour of Government as security for advances for building houses etc.;

- 5) reconveyance executed by Government in favour of Government officers on repayment of the loan taken for house-building purposes;
- 6) instruments executed by agriculturists taking advances by their sureties as security for the repayment of such advances;
- 7) copies of entries, documents or maps required by Government officers for bonafide public purposes;
- 8) mortgage deeds executed by Government officers for securing the repayment of advances received by them from the government for the purchases of a motor car, a motor boat, a motor cycle, a horse, a cycle, a computer or a typewriter;
- 9) search of indexes and inspection of register books in Registration Offices in respect of property to be mortgaged to the Government in connection with the grant of house-building advances to a Government servant;
- 10) documents for the registration of which any fee is payable by a Co-operative Society under any law for the time being in force;
- 11) any bond or kabuliyat when executed by a displaced person or a Jumia (belonging to Scheduled Tribe) or a landless agricultural worker (other than Schedule Tribe) for advance of a loan or otherwise received from Government of Tripura for purchase of rehabilitation within the State of Tripura.



Explanation :-

(1) Nothing in this clause shall effect the fees prescribed in articles I(2) and J(2) :

(2) In this clauses: -

(a) "Jumia" means a persons –

(i) Whose parents were at any time engaged in Jhum cultivation and who has been personally carrying on Jhum cultivation for a period of not less than one year immediately before he applies for settlement on land as a permanent plough cultivator;

(ii) Who derives his livelihood mainly from Jhum cultivation; and

(iii) Who does not hold as raiyat land and exceeding one standard more in area.

(b) "landless agricultural worker" means an individual who is landless and whose main source of livelihood is agricultural labour.



Explanation :- "landless" in relation to a person means one who, either by himself or, if he has a family, together with his family, does not possess or hold land exceeding one standard acre in area.

(c) "displaced person" means a person who is an inhabitant of this State as well as adjoining States or Country has been evacuated due to natural calamity or disturbance occurred due to politically or socially or any other reason(s) may be treated as '**displaced person**'

(d) "rehabilitation" means, (i) bringing or sending back the displaced persons to their own dwelling house and (ii) settling of the Jhumias or the landless agricultural workers in a better condition on land or otherwise by giving them loans or grants-in-aid (or otherwise under any rehabilitation scheme) approved by the appropriate government.

Note :

The term "fee" includes travelling allowances under articles 'I(2)' and 'J(2)' and fees under articles 'O' and 'P'. Such fees should, therefore, be realised.

(12) The fees with which instruments executed by farmers for loans for agricultural purposes from the Government of the State of Tripura, the State Bank of India of any of the Nationalized Banks for an amount up to Rs.10,000/- (Rupees ten thousand) only in respect of an individual farmer are chargeable.

No refund shall be given in respect of any fee already paid.

#### **REFUND OF FEES.**

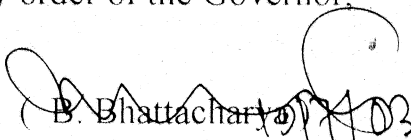
Registering Officers are authorized to refund fees in the following cases, namely:-

- 1) all fees levied under any of the articles enumerated above on a document the registration of which is refused;
- 2) amounts levied in excess of the proper amounts which may be levied under the Indian Registration Act, 1908 on a document which is registered;
- 3) fees for visit or commission if the application for the visit or commission be withdrawn before the visit is paid or the commission is executed;
- 4) searching or inspection fee or both for searches or inspection not made, if the application for refund of such fees is made within thirty days from the date of application for the search or inspection; and

5) the fee for a copy, if the application for the copy is withdrawn before the work of preparing the copy is taken up.

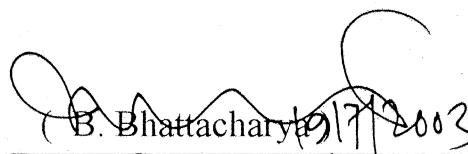
2. The revised table of fees shall come into force from the date of issue.

By order of the Governor,

  
(B. Bhattacharya) 19/7/2003  
Deputy Secretary to the  
Government of Tripura.

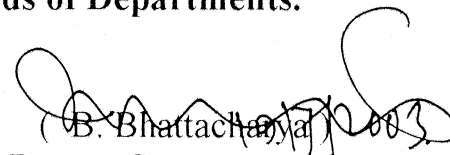
Copy to :

- 1) The Superintendent of Press, Tripura Government Press, Agartala for publication in an extra-ordinary issue of Tripura Gazette immediately.
- 2) The District Registrar, West Tripura, Agartala.
- 3) The District Registrar, South Tripura, Udaipur. | for information and necessary action
- 4) The District Registrar, North Tripura, Kailashahar.
- 5) The District Registrar, Dhalai, Ambassa.
- 6) Law Department, Civil Secretariat, Tripura, Agartala. | for information
- 7) Finance Department, Civil Secretariat, Tripura, Agartala.

  
(B. Bhattacharya) 19/7/2003  
Deputy Secretary to the  
Government of Tripura.

Copy also forwarded to :

**All Heads of Departments.**

  
(B. Bhattacharya) 19/7/2003  
Deputy Secretary to the  
Government of Tripura.

NO. 1316  
28.5.98

F. NO. 33(3)-ACG/REV/84  
GOVERNMENT OF TRIPURA  
REVENUE DEPARTMENT

25 JUN 1998

23/6/98

Dated, Agartala, the 23rd June, 1998.

*A. P.*  
**MEMORANDUM**  
pl bring back our proposals

In partial modification of memorandum of even No. dated, the 13th March, 1991 issued in pursuance to the second proviso to sub-section (1) of section 11 of Land Acquisition Act 1894 as Amended by Land Acquisition (Amendment) Act 1984, the Governor is pleased to order that in case of land acquisition for N.F. Railway and Agartala Airport Projects only, the Collector shall obtain the approval of DM & Collector before making the award, and approval of the State Government will not be necessary, even if the area of land notified under section 4 of Land Acquisition Act exceeds 15 acres.

In case of land acquisition for cases other than those of N.F. Railway and Agartala Airport, approval of Government shall continue to be obtained.

By the order of the Governor

*(Signature)*  
Joint Secretary to the  
Government of Tripura.

Copy to :-

1. The DM & Collector, West, Agartala/ South, Udaipur/ North, Kailashahar/Chhalai, Ambouka/ for information.
2. The L A Collector, Agartala/ South, Udaipur/

1776

NO. F. 30 (01)-REV/ACQ/12  
GOVERNMENT OF TRIPURA  
REVENUE DEPARTMENT

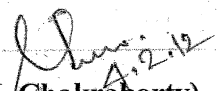
February 2012

**NOTIFICATION**

In exercise of powers conferred by Sub-Section (c) of Section 3 of the Land Acquisition Act, 1894, the State Government hereby appoints the Land Acquisition Collectors for the newly created/re-organized South Tripura District, North Tripura District, Gomati District, Unokoti District Sepahijala District, Khowai District and West Tripura District within the meaning of the Land Acquisition Act, 1894, as given below:

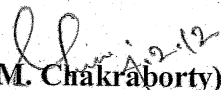
01. Additional District Magistrate & Collector, South Tripura to perform henceforth the functions of the Land Acquisition Collector of the South Tripura District under the said Act.
02. Additional District Magistrate & Collector, North Tripura to perform henceforth the functions of the Land Acquisition Collector of the North Tripura District under the said Act.
03. Additional District Magistrate & Collector, Gomati to perform henceforth the functions of the Land Acquisition Collector of the Gomati District under the said Act.
04. Additional District Magistrate & Collector, Unokoti to perform henceforth the functions of the Land Acquisition Collector of the Unokoti District under the said Act.
05. Additional District Magistrate & Collector, Sepahijala to perform henceforth the functions of the Land Acquisition Collector of the Sepahijala District under the said Act.
06. Additional District Magistrate & Collector, Khowai to perform henceforth the functions of the Land Acquisition Collector of the Khowai District under the said Act.
07. Additional District Magistrate & Collector, West Tripura to perform henceforth the functions of the Land Acquisition Collector of the West Tripura District under the said Act.

This is issued in supersession of all previous orders in this regard.

  
(M. Chakraborty)  
Deputy Secretary to the  
Government of Tripura.

**Copy to:**

01. The Manager, Printing & Stationery Department, Government of Tripura with request to publish the above Notification in the extra ordinary issue of Tripura Gazette.
02. The District Magistrate & Collector, South Tripura/North Tripura/Gomati District/Unokoti District/Sepahijala District/Khowai District/West Tripura District for information and taking necessary action.
03. The Additional DM & Collector, South Tripura/North Tripura/Gomati District/Unokoti District/Sepahijala District/Khowai District/West Tripura District for information and taking necessary action.
04. The Sub-Divisional Magistrate \_\_\_\_\_ for information.

  
(M. Chakraborty)  
Deputy Secretary to the  
Government of Tripura.