



The Registration Bill, 2025

The Department of Land Resources, Ministry of Rural Development, Government of India, has notified the draft '**The Registration Bill, 2025**'. This proposed legislation, upon enactment, will repeal and replace the venerable Registration Act, 1908.

The Department has also invited suggestions/comments from all stakeholders and the general public on the provisions of this draft Bill. The suggestions/ comments on the draft Bill may be shared at sanand.b@gov.in, on or before 25.06.2025.

The complete draft of The Registration Bill, 2025, is accessible via the following link: <https://cdnbbsr.s3waas.gov.in/s3d69116f8b0140cdeb1f99a4d5096ffe4/uploads/2025/05/20250526906486876.pdf>.

Few Key Features of the Bill

1. The Bill introduces enabling provisions to **support online registration** via online registration portal by the appropriate government (Section 70), including **electronic presentation** (Section 24, 28, 32, 42) and admission of documents (Section 37, 39), issuance of electronic registration certificates, and **digital maintenance of records** (Section 1, sub clause c).
2. **Aadhaar-based authentication** with informed consent is permitted, alongside alternative verification mechanisms for individuals who do not possess Aadhaar or choose not to use it (Section 29).
3. The **Bill expands the list of documents requiring compulsory registration**. These include agreements to sell, powers of attorney, sale certificates issued by competent authorities, equitable mortgage arrangements, and certain instruments based on court orders (Section 12).
4. The Bill proposes clear and objective **grounds under which a registering officer may refuse registration** (Section 58), and the **grounds for cancellation of registration**, along with the principles to be followed while exercising such power (Section 64).
5. The Bill proposes the **introduction of Additional, Joint, Deputy, and Assistant Inspectors General of Registration** (Section 4).