



Registration & Stamps Department
Madhya Pradesh



Registration Initiation ID: R-0710202300000001

e-Stamp Code:

e-Stamping Date:

Part – 1

Registration Certificate

Registration details

E-Registration Number As mentioned in the registration seal (section 60)
Registration Date As mentioned in the registration seal (section 60)
Guideline Value of Property
Consideration Amount
Consenter Consideration Amount (if applicable)
Registration Fee
Exempted Registration fees

Deed details

Deed Type Conveyance
Instrument Assignment of sale

e-Stamp details

e-Stamp Code
e-Stamp Amount



Government stamp duty	
Municipal duty	
Janpad duty	
Upkar	
Exempted stamp duty	

e-Stamp Type
e-Stamp Issue Date & Time
Issued By
Type of Issuer
Issuer's location

The document is registered by the registering authority on the date as mentioned in the digital signature.

Digitally signed by:
Designation : *Sub-Registrar*
Date & Time: *12-Dec-2022 01:23 PM*
Place : *Office of Sub Registrar-2, Bhopal*
Reason : *Registration of document*
Registration number of document: *MP01092022A1128408*



Registration & Stamps Department
Madhya Pradesh



Registration Initiation ID: R-0710202300000001

e-Stamp Code:

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I/we, executed the document of Instrument as seller and buyer, hereby solemnly declare the following recitals are correct and true, validated by all the executant or/and claimant, following details are declared and confirmed by the concerned executant.

{in case of individual}

<<EYC data to be fetched from Aadhar database and populated>>

Seller details



Name
Father/ Husband Name
Gender
Age
Address
Identification ID (masked)
Category

{in case of Government/Judicial and its department}

Seller details



Department name
Address of department/office
Authorized person name
Designation
Father / Husband name
Gender
Age
Address of authorized person
Identification ID (masked)

{in case of Organization/legal entity}

Seller details

1



Organisation/legal entity Name
CIN/GSTIN/PAN (*only applicable value to be displayed*)
Address of Organisation/ legal entity
Authorized Person name
Designation
Father / Husband name
Gender
Age
Address of authorized person
Identification ID (masked)

{In case of minor}

Seller (minor) details

Name
Father/ Guardian Name



Registration & Stamps Department
Madhya Pradesh



Registration Initiation ID: R-0710202300000001


e-Stamp Code:

e-Stamping Date:

Gender
Age
Address
Category

Through

Guardian


1  Name
Father/ Husband Name
Gender
Age
Address
Identification ID (masked)
Category

Buyer details

1  Name
Father/ Husband Name
Gender
Age
Address
Identification ID (masked)
Category

{ in case of Government/Judicial and its department }

Buyer details

 Department name
Address of department/office
Authorized Person name
Father / Husband name
Gender
Age
Address of authorized person
Identification ID (masked)

{ in case of Organization/legal entity }

Buyer details

Organisation Name
CIN/GSTIN/PAN (only applicable value to be displayed)
Address of Organisation
Authorized person name
Designation
Father / Husband name
Gender | Age
Address of authorized person
Identification ID (masked)



Registration & Stamps Department
Madhya Pradesh



Registration Initiation ID: R-0710202300000001

e-Stamp Code:

e-Stamping Date:


{In case of minor}

Buyer (minor) details

1  Name
Father/ Guardian Name
Gender
Age
Address
Category


Through

Guardian

1  Name
Father/ Husband Name
Gender
Age
Address
Identification ID (masked)
Category

<<if applicable>>

Consenter Details

1  Name
Father/ Husband Name
Gender
Age
Address
PAN (if applicable)
Category



Registration & Stamps Department
Madhya Pradesh



Registration Initiation ID: R-0710202300000001

e-Stamp Code:

e-Stamping Date:

	Four directions of actual transacting property	East		
		West		
3.13	Is construction done :			
	Building Type			
	Construction Period			
	Construction on Area			
	Floor Details			
3.14	Property situated on road :			
3.15	Reference document :			
3.16	Applicable Sub-clauses :			
<in case of another agriculture land >>				
4	Land Parcel ID / ULPIN			
	<<Same As above (3.1- 3.16)>>			
<in case of Plot as property type>>				
1.	Property Valuation ID			
2.	Property Type : Plot			
3.	Property ID :			
3.1	Plot No :			
3.2	Property Address:			
3.3	Is Schedule Area :			
3.4	Is Permission required for transactions as per MPLRC-1959, section 165 :			
3.5	Property Use Type :			
3.6	Total Area of a plot from{custodian department}:			
3.7	Transacting full area of the Property:			
3.8	Transacting Area (if partial):			
3.9	Property owners and their share in plot no. :			
	Owner's Name	Father / Husband/ Guardian Name	Share in Property Share Area (sqm)	Share Being Sold Share Area (sqm)



Registration & Stamps Department
Madhya Pradesh



Registration Initiation ID: R-0710202300000001

e-Stamp Code:

e-Stamping Date:

3.10	Buyer's share in a property :		
	Name	Father / Husband/ Guardian Name	Share Being Purchased
			Share Area
3.11	Four directions of actual transacting property	North South East West	
3.12	Property situated on road :		
3.13	Is corner location :		
3.14	Charges on property :		
3.15	Reference document :		
3.16	Applicable Sub-clauses :		
<i><in case of Plot as property type>></i>			
1.	Property Valuation ID :		
2.	Property Type : Building ; Building Type : {Independent Building/ Independent Floor/ Multistorey/Open Terrace}		
3.	Property ID :		
3.1	House /Flat No :		
3.2	Property Address :		
3.3	Is Schedule Area :		
3.4	Is Permission required for transactions as per MPLRC-1959, section 165 :		
3.5	Property Sub type:		
3.6	Total Area of a plot from{custodian department}:		
3.7	Transacting full area of the Property:		
3.8	Transacting Area (if partial):		
	Total area of flat (sqm)*		
	1. Built-Up Area (sqm)*		
	2. Common Area (sqm)*		
	Select the floor type *		
3.9	Construction Details	Construction Duration year	
		Total Build Up Area	



Registration & Stamps Department
Madhya Pradesh



Registration Initiation ID: R-0710202300000001

e-Stamp Code:

e-Stamping Date:

		Lift Facility Available in in the Building		
3.9	Property owners and their share in House/flat no. :			
	Owner's Name	Father / Husband/ Guardian Name	Share in Property Share Area (sqm)	Share Being Sold Share Area (sqm)
3.10	Buyer's share in a property :			
	Name	Father / Husband/ Guardian Name	Share Being Purchased	
			Share	Area
3.11	Four directions of actual transacting property	North South East West		
3.12	Property situated on road :			
3.13	Is corner location :			
3.14	Charges on property :			
3.15	Reference document :			
3.16	Applicable Sub-clauses :			
Description of Movable Property (if applicable)				
	Details of Movable property			Consideration Amount
1.				

We, executant/transferer, received the payment with following details-

Payment Details						
Sr	Payment Mode	Paid By	Reference No		Payment Date	Amount
1						
2						

Page 8 of 20 of Instrument type between executants

This document is electronically signed by the parties and the same are verified by the Aadhaar eco-system on date and time specified in the stamp of the signature.

This document can be verified on link <https://sampada.mpigr.gov.in/search/#/VerifyRegdocument>



Registration & Stamps Department
Madhya Pradesh



Registration Initiation ID: R-0710202300000001

e-Stamp Code:

e-Stamping Date:

Part-2

Recital

I/we solemnly certify that-

1. The rights on the property to transfer/alienate are acquired through <<source of property acquisition to be populated>>. I have an absolute right to transfer/ alienate the same. Thus I/we have transferred the above-mentioned property consciously.
2. Section 22A of registration act 1908, has been followed that is the property has not been sold by me/us or my/our agent/POA holder.
3. There is no bar or stay of law or any court in transferring this property
4. Possession of properties have been delivered to the transferee. Transferee is entitled to get mutation done in her name.
5. The details of property furnished in this document are absolutely true and correct.
6. We shall be held responsible, if any discrepancy is found in the recitals of the property furnished in the document.
7. The subject matter property of this document is irrigated / non-irrigated agricultural land. As a proof data from Commissioner Land Records' database has been retrieved. <<in case of Agriculture land , Form no 8 of the Rule 19 (d) of Registration Rules 1939 for Agriculture land>>
8. We, hereby, declare that the information given by us is true and correct to the best of my/our knowledge and belief and nothing has been concealed by us. We also undertake that in case of incorrect information submitted by me/us, legal action may be taken against me/us.
9. We have executed this instrument with free and fair consent and without any pressure and in good mental & physical health.
10. The principal is alive and Power of attorney is valid and has not been revoked till date. *{in case of seller/buyer is through power of attorney, this statement to be populated}*
11. <<Additional Content entered by User will be populated here>>



Registration & Stamps Department
Madhya Pradesh



Registration Initiation ID: R-0710202300000001

e-Stamp Code:

e-Stamping Date:

Appendix

Form-A-1

(Declaration by the executant)

1. I/we

Name	Name of Mother/Father/Husband/ Guardian	Full address	e-mail address	Mobile phone no.	Name of Id and its no.
(1)					

hereby, declare that the information given by me/us is true and correct to the best of my/our knowledge and belief and nothing has been concealed by me/us. I/we also undertake that in case of incorrect information submitted by me/us, legal action may be taken against me/us.

2. I/we belong to the aboriginal tribe as notified by the State Government under sub-section (6) of Section 165 of the Madhya Pradesh Land Revenue Code, 1959 (No. 20 of 1959) and I am/we are transferring the land to the person(s) who does not belong to such tribe, therefore the permission of the Collector for such transfer has been taken vide his order no. _____ dated...

OR

I/we and the transferee/claimant belong to the aboriginal tribe as notified by the State Government under sub-section (6) of Section 165 of the Madhya Pradesh Land Revenue Code, 1959 (No. 20 of 1959), therefore no permission is required.

OR

I/we do not belong to the aboriginal tribe as notified by the State Government under sub-section (6) of Section 165 of the the Madhya Pradesh Land Revenue Code, 1959 (No. 20 of 1959) and there is no prohibition on the transfer of transferring land.

3. I/we and transferee/claimant do not belong to the aboriginal tribe as notified by the State Government under sub-section (6) of Section 165 of the Madhya Pradesh Land Revenue Code, 1959 (No. 20 of 1959) and transferring land is situated in scheduled area and is not the agricultural land, therefore the permission of the Collector for such transfer has been taken vide his order no.,dated.....

OR

I/we and the transferee/claimant do not belong to the aboriginal tribe as notified by the State Government under sub-section (6) of Section 165 of the Madhya Pradesh Land Revenue Code, 1959 (No. 20 of 1959), and transferring land is situated in scheduled area and is the agricultural land, therefore no permission is required.

OR

I/we and the transferee/claimant do not belong to the aboriginal tribe as notified by the State Government under sub-section (6) of Section 165 of the Madhya Pradesh Land Revenue Code, 1959 (No. 20 of 1959)



Registration & Stamps Department
Madhya Pradesh



Registration Initiation ID: R-0710202300000001

e-Stamp Code:

e-Stamping Date:

and transferring land is neither situated in scheduled area and is nor the agricultural land, therefore is no prohibition on such transfer of land.

4. I am/we are a Bhumiswami of transferring land, but not the Bumishwami under Section 33 of the Madhya Pradesh BhoodanYagnaAdhiniyam, 1968 (No. 28 of 1968) or under sub-section (3) of Section 158 of the Madhya Pradesh Land Revenue Code, 1959 (No. 20 of 1959) therefore no permission is required.

OR

I am/ we are a Bhumiswami of transferring land under Section 33 of the Madhya Pradesh BhoodanYagnaAdhiniyam, 1968 (No. 28 of 1968) or / under sub-section (3) of Section 158 of the Madhya Pradesh Land Revenue Code, 1959 (No. 20 of 1959), therefore the permission of the Collector for such transfer has been taken vide his order no. dated.....

5. The land is my/our ancestral property and I/we am/are the sole/joint owner of transferring property.

OR

The land is my/our self-acquired property and I/we am/are the sole/joint owner of transferring property.

6. No suit before any Court, Tribunal or Authority related to transferring property is pending.

OR

The details of the suits pending before the Court, Tribunal or Authority related to transferring property are as follows-

Name of the Court/Tribunal/Authority	Case No.	Name and address of the parties to the case

7. The transferring land is free from all charges and encumbrances etc.

OR

The following charges and encumbrances etc. are existing as on date, related to the transferring land---

The following charges and encumbrances etc. are existing as on date, related to the transferring land-
Details of charges or encumbrances

8. I/we have full rights to transfer the land and no other transfer deed, agreement or power-of-attorney related to the transfer of transferring land exists as on date.



Registration & Stamps Department
Madhya Pradesh



Registration Initiation ID: R-0710202300000001

e-Stamp Code:

e-Stamping Date:

9. There are no land acquisition proceedings under any enactment for the time being in force is pending as on date related to transferring land.
10. The transferring land was not acquired under any government scheme or/and is not used for any public purpose.

Form-A-2

(Declaration by the claimant)

To,
The Cyber Tehsildar,

I/We hereby report the acquisition of rights and interests in land and request for mutation in land and request for mutation in land records under Section 110 of the Madhya Pradesh Land Revenue Code, 1959 (No 20 of 1959).

1. Particulars of persons acquiring rights or interests.

S.no	Name and Address	Name of Father/Husband/Guardian	Age	e-mail address	Mobile Number	Aboriginal tribe/other	Name of ID and its No.	Remarks
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)

2. Particulars of person whose rights or interests are transferred or assigned to the claimant-

S.no	Name and Address	Name of Father/Husband/Guardian	Age	e-mail address	Mobile Number	Aboriginal tribe/other	Name of ID and its No.	Type of interest and its extent	Remarks
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)

3. Particulars of land and rights or interests

S.no	District	Tehsil	Patwari/halka/Sector no.	Name of the Village/urban area	Survey no./Block no./Plot no.	Area in Hect./sq. mtr.	Area of land over which rights/interests have	Names of persons acquiring rights/interests (as

Page 12 of 20 of Instrument type between executants

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Registration & Stamps Department
Madhya Pradesh



Registration Initiation ID: R-0710202300000001

e-Stamp Code:

e-Stamping Date:

							been acquired	given in column (2) of Para-1)
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)

Area/share of the persons acquiring rights/interest	Area of total holding of person after including this acquisition (in acres)		
	Assured Irrigation for two crop	Assured Irrigation for one crop	Dry land
(10)	(11)	(12)	(13)

4. Details of fee deposited-

1. I/we (details given above) hereby, declare that the information given by me/us is true and correct to the best of my/our knowledge and belief and nothing has been concealed by me/us. I/we also undertake that in case of incorrect information submitted by me/us, legal action may be taken against me/us.
2. I/we have not presented a report or application for mutation regarding this transaction before any other official or court.
3. I/we request that mutation in land records be made as per the information provided by me/us in this report/application.
4. I/we belong to aboriginal tribe as notified by the State Government under sub-section (6) of Section 165 of the Madhya Pradesh Land Revenue Code, 1959 (No. 20 of 1959).

or

I/we do not belong to the aboriginal tribe as notified by the State Government under sub-section (6) of Section 165 of the Madhya Pradesh Land Revenue Code, 1959 (No. 20 of 1959), and there is no prohibition on transfer of such land.

5. After acquiring the rights or interests in transferred land, there would be no violation of any provisions of the Madhya Pradesh Ceiling on Agricultural Holdings Act, 1960 (No. 20 of 1960) on my/our part.



Registration & Stamps Department
Madhya Pradesh



Registration Initiation ID: R-0710202300000001

e-Stamp Code:

e-Stamping Date:

Part-3

Schedule- I: Geo-tagged Photo of each Property

Property ID : XXXX

Property: Left View Images

Capture By – Syam Lal

Date & Time - 19-Nov-2022 13:45



Property: Right View Images

Capture By – Syam Lal

Date & Time - 19-Nov-2022 13:45



Property: Center View Images

Capture By – Syam Lal

Date & Time - 19-Nov-2022 13:45





Registration & Stamps Department
Madhya Pradesh



Registration Initiation ID: R-0710202300000001

e-Stamp Code:

e-Stamping Date:

Property ID : XXXXXX

Property: *Left View Images*

Capture By – *Syam Lal*

Date & Time - *19-Nov-2022 13:45*



Property: *Right View Images*

Capture By – *Syam Lal*

Date & Time - *19-Nov-2022 13:45*



Property: **Right View Images**

Capture By – **Syam Lal**

Date & Time - **19-Nov-2022 13:45**



Page 15 of 20 of Instrument type between executants

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Registration & Stamps Department
Madhya Pradesh



Registration Initiation ID: R-0710202300000001

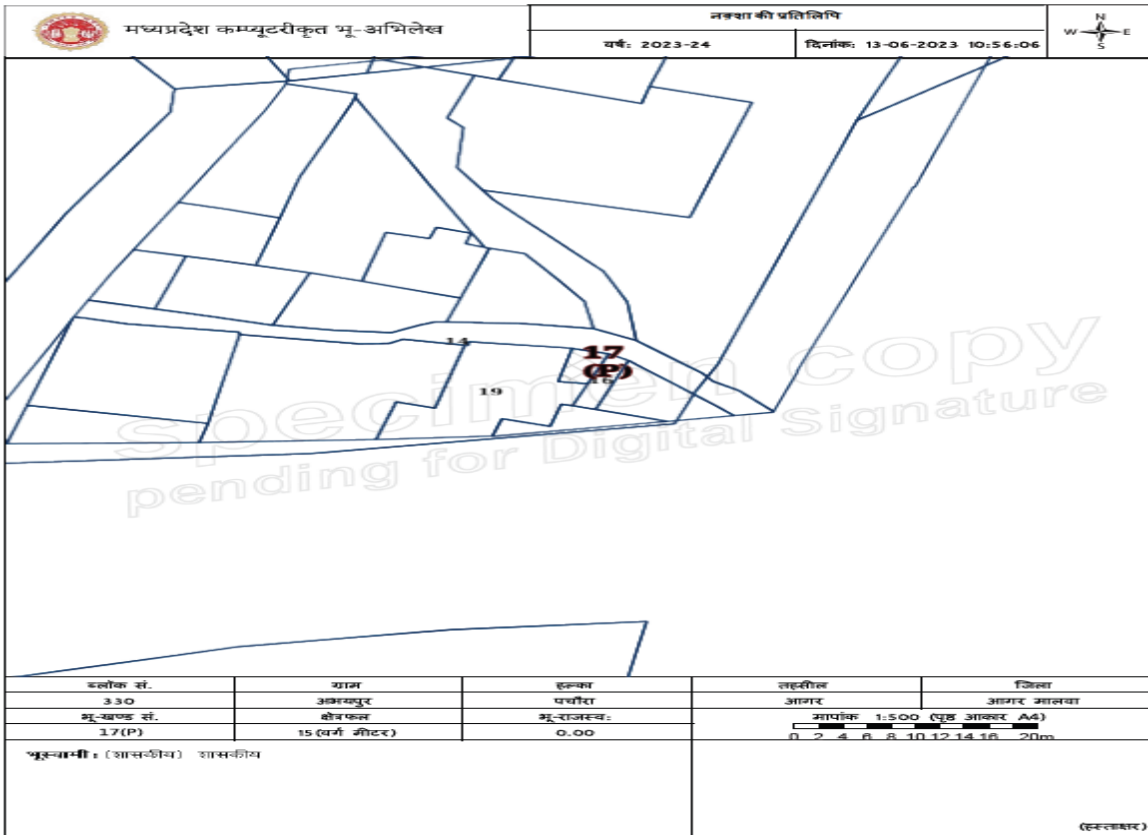
e-Stamp Code:

e-Stamping Date:

{Reference : Table 3.2}

Schedule- II: Pre-batankan Sketch / Map of each property

Property ID : XXX



Map Source: <<custodian department>>

Map fetching Date & Time:

Property ID : YYY



Registration & Stamps Department
Madhya Pradesh



Registration Initiation ID: R-0710202300000001

e-Stamp Code:

e-Stamping Date:

मध्यप्रदेश कम्प्यूटरीकृत भू-अभिलेख		नक्शा की प्रतिलिपि		दिनांक: 13-06-2023 10:56:06	
ब्लॉक सं.	ग्राम	हस्ता	तहसील	जिला	
330	अम्बकपुर	पचौरा	आगर	आगर मालवा	
शु-खण्ड सं.	क्षेत्रफल	शु-राजस्व:	मापांक 1:500 (पृष्ठ आकार A4)		
17(P)	15 (वर्ग मीटर)	0.00	0 2 4 6 8 10 12 14 16 20m		
भूस्वामी: (शासकीय) शासकीय			(हस्ताक्षर)		

Map Source: <<custodian department>> Map fetching Date & Time:



Registration & Stamps Department
Madhya Pradesh



Registration Initiation ID: R-0710202300000001

e-Stamp Code:

e-Stamping Date:

Part-4

E-Signature of parties			
Sr	Party Name	Type of executant	E Signature

Witness' details (attesting witness)			
Sr	Party Name	Type of executant	E Signature



Registration & Stamps Department
Madhya Pradesh



Registration Initiation ID: R-0710202300000001

e-Stamp Code:

e-Stamping Date:

Part – 5

Endorsement of Presentation

Document is presented by the presenter on date and time as mentioned in the electronic signature of registering authority.

Digital Signature of Registering
Authority

Endorsement of Admission of Execution

Sr	Name	Type of executant	Father/Husband	Address
1				
2				
3				

Parties mentioned above admitted on the date and time as mentioned in the electronic signature of registering authority that they have executed the document and Executant received the consideration amount of Rs <<-->>/

The Rs. <<-->- would be paid on the date of registration or thereafter as mentioned in the document.

Or

There is no amount to be paid on the date of registration as mentioned in the document.

Digital Signature of Registering Authority



Registration & Stamps Department
Madhya Pradesh



Registration Initiation ID: R-0710202300000001

e-Stamp Code:

e-Stamping Date:

Witnesses details (Identifying witnesses)

In addition to Aadhaar e-KYC, the following witnesses have established the identity of the parties.

--	--

Registration Seal (as per Section 60 of Registration Act, 1908)

Electronic registration of this document is completed on date as mentioned in the electronic signature of registering authority. This document is comprised by 22 number of pages.

Stamp Duty	
Registration Fee	
Municipal Duty	
Janpad Duty	
Upkar	
Exempted amount	
Total paid	

<<Digital Signature of Registering Authority>>