

NEW RATE OF STAMP DUTY AND REGISTRATION FEES PAYABLE:

With Effect from 03.08.2017

Sr. No.	Types of document	Statutory Provisions	Stamp Duty payable	Registration fees payable
1.	Conveyance, Agreement For Sale, Sale Deed, Transfer Deed.	<p>Article 25 (b) of Schedule I of the Maharashtra Stamp Act:</p> <p>(i) If relating to immovable property situated within the limits of any Municipal Corporation or any Cantonment area annexed to it or any urban area not mentioned in sub-clause(ii);</p> <p>(ii) If relating to immovable property situated within the limits of any Municipal Councils or Nagar Panchayat or Cantonment area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority, or the Influence Areas as per the annual statement of rates published under the Bombay Stamp (Determination of True Market Value of Property) Rules 1995.</p> <p>(iii) If relating to immovable property situated within the limits of any Grampanchayat area or any such area not mentioned in sub-clause (ii). There is concession in stamp duty in exchange of flat in the society.</p>	<p>5% of True Market Value</p> <p>5% of True Market Value</p> <p>4% of True Market Value</p>	<p>1% of True Market Value*</p> <p>1% of True Market Value*</p> <p>1% of True Market Value*</p>
2.	Agreement, Sale Deed, Transfer Deed. (if Purchased from Investor within 1 year)	<p>Article 5(g-a)(ii) of Schedule I of the Maharashtra Stamp Act:</p> <p>If relating to purchase of any one or more units in any scheme or project by a person from a developer:</p> <p>Provided that, on conveyance of property by the person, under an agreement under this sub-clause to the subsequent purchaser, the duty chargeable for each unit under this sub-clause shall be adjusted against the duty chargeable under Article 25 [conveyance] after keeping the balance of one hundred rupees, if such transfer or assignment is made within a period of 1 year from the date of agreement.</p>	<p>5% of True Market Value</p> <p><u>Less:</u> amount paid as Stamp Duty in previous purchase Agreement/ Deed.</p> <p><u>Add:</u> Rs.100/-</p>	<p>1% of True Market Value*</p>
3.	Development	Article 5(g-a) of Schedule I of the	5% of True	1% of True

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	Agreement	Maharashtra Stamp Act.	Market Value	Market Value*
4.	TDR Purchase Agreement	Article 25(a) of Schedule I of the Maharashtra Stamp Act. If relating to movable property	3% of Consideration	Registration not compulsory
5.	Agreement for Flats given to Owners of the Land by Developer	Article 5(h)(b) of Schedule I of the Maharashtra Stamp Act.	Rs. 100/-	Rs. 1,000/-
6.	Agreement for Flats given to Slum Residents in SRA Project	Article 5(h)(b) of Schedule I of the Maharashtra Stamp Act.	Rs. 100/-	Rs. 1,000/-
7.	Gift Deed [Gift of Immovable & Movable property (Instrument of not being a settlement (Article 55) or will or Transfer (Article 59)]	Article 34 of Schedule I of the Maharashtra Stamp Act: (i) If Gift of Residential Property or Agriculture Land given to (a) Husband, (b) Wife, (c) Son, (d) Daughter, (e) Grandson, (f) Grand Daughter, (g) Wife of deceased Son; (ii) If Gift of any property given to (a) Husband, (b) Wife, (c) Brother, (d) Sister, (e) lineal Ascendant, (f) lineal descendent; except as mentioned in (i) hereinabove. (iii) If Gift of any property to any other person than above (i) & (ii).	Rs. 200/- 3% of True Market Value 5% of True Market Value	Rs. 200/- 1% of True Market Value* 1% of True Market Value*
8.	Release Deed [any instrument (not being instrument as is provided by section 24) whereby a person renounces a claim upon other person or against any specified property].	Article 52 of Schedule I of the Maharashtra Stamp Act: (a) If the release deed of an ancestral property or part thereof is executed by or in favour of brother or sister (children of renounce's parents) or son or daughter or son of predeceased son or daughter of predeceased son or father or mother or spouse of the renounce or the legal heirs of the above relations. In other words enouncement by legal heirs of ancestral property. (b) In any other case.	Rs. 200/- 5% of True Market Value	Rs. 1,000/- 1% of True Market Value*
9.	Exchange of Property	Article 32 of Schedule I of the Maharashtra Stamp Act: Stamp duty payable as per Article 25(a), (b) or (c) on the market value of the property of the highest	5% of True Market Value of Property with Higher Value	1% of True Market Value*

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		value/greatest value.		
10.	Partition Deed	<p>Article 32 of Schedule I of the Maharashtra Stamp Act: The largest share remaining after the property is partitioned (or, if there are two or more shares of equal value and not smaller than any of the other shares, then one of such equal shares) shall be deemed to be that from which the other shares are separated. Subject to certain specified proviso contained in Article 46.</p>	2% of Such Share after deducting largest share	1% of Such Share after deducting largest share*
11.	Leave and License Agreement	<p>Article 36A of Schedule I of the Maharashtra Stamp Act: (i) Where the leave & license agreement purports to be for a term not exceeding sixty months with or without renewal clause. <i>Note: Calculation of 'Taxable Amount of L&L'</i> (a) the license fees or rent payable under the agreement, (b) the amount of non-refundable deposit or money received in advance or premium, by whatever named called; (c) the interest calculated at the rate of 10% p.a. on the refundable security deposit or money advance or to be advance, by whatever name called. (ii) Where the leave & license agreement purports to be for a period exceeding sixty months with or without renewal clause.</p>	<p>0.25% of total sum of 'Taxable Amount of L&L (a) to (c)' ← As per Article 36, Lease</p>	<p>Rs. 1,000/- 1% of True Market Value*</p>
12.	Lease [including under lease or sub-lease and any agreement to let or sub-let or any renewal of lease]	<p>Article 36 of Schedule I of the Maharashtra Stamp Act: Where such lease purport to be (i) For a period not exceeding five years. (ii) For a period exceeding five years but not exceeding ten years, with a renewal clause contingent or otherwise. (iii) For a period exceeding ten years but not exceeding twenty nine years, with a renewal clause contingent or otherwise. (iv) For a period exceeding twenty nine</p>	<p>5% of 10% share of Market Value 5% of 25% share of Market Value 5% of 50% share of Market Value</p>	<p>1% of 10% share of Market Value* 1% of 25% share of Market Value* 1% of 50% share of Market Value*</p>

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		years or in perpetuity, or does not purport for any definite period, or for lease for period exceeding twenty nine years, with a renewal clause contingent or otherwise.	5% of 90% share of Market Value	1% of 90% share of Market Value*
13.	Surrender of Lease [including agreement for surrendering of lease]	Article 58 of Schedule I of the Maharashtra Stamp Act: (i) Without any consideration. (ii) With consideration.	Rs. 200/- 5% of Consideration	Rs. 100/- 1% of Consideration*
14.	Transfer of Tenancy	Article 5 (g-d) of Schedule I of the Maharashtra Stamp Act: a) For the purpose of use as Non-residential use. b) For the purpose of residential use. (i) If area of premises is upto 27.88 sq.mtr (300 sq.ft); (ii) If area of such premises is more than 27.88 sq.mtr. (300 sq. ft) stamp duty is as per article 60 i.e. same as conveyance under article 25 on the market value of the property.	5% of True Market Value Rs. 200 per sq.mtr. 5% of True Market Value	1% of True Market Value* 1% of amount arrived by monthly rent multiplied by 120 plans premium amount if any 1% of True Market Value*
15.	Creation of Tenancy	Article 36 (iv) of Schedule I of the Maharashtra Stamp Act: Where such lease purport to be for a period exceeding twenty nine years or in perpetuity, or does not purport for any definite period, or for lease for period exceeding twenty nine years, with a renewal clause contingent or otherwise.	5% of 90% share of Market Value	1% of 90% share of Market Value*
16.	Power of Attorney [not being a Proxy]	Article 48 of Schedule I of the Maharashtra Stamp Act: a) when executed for the sole purpose of procuring the registration of one or more documents in relation to a single transaction or for admitting execution of one or more such documents; b) when require in suits or proceedings under the Presidency Small Cause Courts Act, 1882 (XV of 1882) c) when authorizing one person or	Rs. 500/- Rs. 500/- Rs. 500/-	Rs. 100/- Rs. 100/- Rs. 100/-

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		<p>more to act in a single transaction other than the case mentioned in clause (a);</p> <p>d) when authorizing one person to act in more than one transaction or generally;</p> <p>e) when authorizing more than one person to act in single transaction or more than one transaction jointly or severally or generally;</p> <p>f) (i) when given for consideration and authorizing to sell an immovable property</p> <p>f) (ii) when authorizing to sell or transfer immoveable property without consideration or with-out showing any consideration, as the case may be,- <i>(a)</i> if given to the father, mother, brother, sister, wife, husband, daughter, grandson, granddaughter or such other close relative; and <i>(b)</i> in any other case</p> <p>g) When given to a promoter or developer by whatever name called, for construction on, development of, or sale or transfer (in any manner whatsoever) of, any immovable property</p> <p>h) In any other case.</p>	<p>Rs. 500/-</p> <p>Rs. 500/-</p> <p>5% of True Market Value [if 5% paid on Agreement, Rs.500/-]</p> <p>Rs. 500/-</p> <p>5% of True Market Value</p> <p>5% of True Market Value [if 5% paid on Conveyance, Rs.500/-]</p> <p>Rs. 500/- per person authorised</p>	<p>Rs. 100/-</p> <p>Rs. 100/-</p> <p>1% of True Market Value* [if 1% paid on Agreement, Rs.100/-]</p> <p>Rs. 100/-</p> <p>1% of True Market Value*</p> <p>1% of True Market Value* [if 5% paid on Conveyance, Rs.100/-]</p> <p>Rs. 100/-</p>
<p>Note: Notary Fees for attestation of general or Specific Power of Attorney is Rs. 25/-</p>				
17.	Will	It is exempt from Stamp duty	Nil	Rs. 100/-
18.	Partnership Deed	<p>Article 47(1) of Schedule I of the Maharashtra Stamp Act:</p> <p>a) Where there is no share of contribution in partnership or where such shares of contribution does not exceed Rs.50,000/-.</p> <p>b) Where such share contribution is in excess of Rs. 50,000/- for every Rs. 50,000/- or part thereof.</p> <p>c) Where such share contribution is brought in by way of property excluding cash.</p>	<p>Rs. 500/-</p> <p>1% of share contribution, subject to Maximum Rs.15,000/-</p> <p>5% of True Market Value</p>	<p>Rs. 750/- at Registrar of Firm's office as fees + copying charges</p>

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19.	Dissolution or Retirement of Partnership	Article 47(2) of Schedule I of the Maharashtra Stamp Act: a) Where on dissolution of the partnership or on retirement of a partner any property is taken as his share by a partner other than a partner who brought that property as his share. b) In any other cases.	5% of True Market Value Rs. 500/-	Rs. 400/- at Registrar of firm's office as fees + copying charges
20.	Affidavit, Declaration	Article 4 of Schedule I of the Maharashtra Stamp Act. Note3: However State Government has vide its Notification No. Mudrank 2004/1636/C.R. 436/M-1, dated 1st July, 2004 waived fully the stamp duty on affidavit or declaration made for any purpose of being filed or used before any Government Authority or in Court or before the Officer of any Court/Tribunal.	Rs. 100/- (See note3) ←	Rs. 100/- (Regn. not compulsory)
21.	Indemnity Bond	Article 35 of Schedule I of the Maharashtra Stamp Act.	Rs. 200/-	Rs. 100/- (Regn. not compulsory)
22.	Deed of Confirmation	Section 4 (1) of the Maharashtra Stamp Act. [The authorities are requested to incorporate a special article to cover cases for document like Deed of Confirmation, Conducting Agreement, etc.]	Rs. 100/-	Rs. 100/- (Regn. not compulsory)
23.	Agreement relating to deposit of Title Deeds, Pawn, Pledge or Hypothecation [Housing Loan]	Article 6 of Schedule I of the Maharashtra Stamp Act: a) If the amount secured by such Deed does not exceed Rs. 5,00,000/- b) In any other cases.	0.1% of amount secured 0.2% of amount secured (Max Rs.10 Lakhs)	1% of loan secured* 1% of loan secured*
24.	Pledge of Marketable Securities like shares and Government Securities	Article 5(h)(b) of Schedule I of the Maharashtra Stamp Act.	Rs. 100/-	Registration not compulsory
25.	Loan Agreement. [Guarantee in favour of the Bank Counter Guarantee in	Article 5(h) of Schedule I of the Maharashtra Stamp Act.	Rs. 100/-	Registration not compulsory

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	favour of the Bank.]			
26.	Mortgage Deed	<p>Article 40 of Schedule I of the Maharashtra Stamp Act:</p> <p>a) In case where possession of the property is given by the mortgagor stamp duty is as per conveyance as above on the amount of loan.</p> <p>b) In case of where possession of the property is not given by the mortgagor.</p>	<p>5% of True Market Value</p> <p>0.5% of amount secured (Min Rs. 100/-) (Max Rs.10 Lakhs)</p>	<p>1% of loan secured*</p> <p>1% of loan secured*</p>
27.	Further Charge [on Mortgaged Property]	<p>Article 33 of Schedule I of the Maharashtra Stamp Act:</p> <p>a) When possession is with Bank.</p> <p>b) When possession is given by Mortgagor during further charge.</p> <p>c) When possession is not given by Mortgagor during further charge</p>	<p>5% of Further Charge</p> <p>5% of True Market Value, Less: amount paid on earlier document.</p> <p>0.5% of amount secured (Min Rs. 100/-) (Max Rs.10 Lakhs)</p>	<p>1% of Further Charge*</p> <p>1% of Further Charge*</p> <p>1% of Further Charge*</p>

Note: Registration Fee with (*) is subject to Maximum Rs. 30,000/-