

I am from Kerala right now I am working in U S, I wanted to sell a land in Kerala. My brother told me that I should be present in person to sign at the registrar's office, which is not possible. Is there any way can I register it without my presence?

Ans: There is a need that the seller should sign the document and appear before the registering officer for registration. But this could be done without your physical presence, by authorizing an Attorney here to do this activity on behalf of you. For this you need to execute a power of attorney there attested by a Notary there, which has to be adjudicated with any Sub Registrar here. Based on this Power your attorney can act.

What is an Encumbrance Certificate? Why do we need?

Ans: The encumbrance certificate contains all the transactions registered relating to a particular property for a period (as required). It is advisable to get encumbrance Certificate before effecting any transactions, as it will give information about previous transactions. This will also help arriving at proper entitlement of the property

What is the definition of "family" for availing concession in stamp duty under the Indian Stamp Act?

Ans: The family member includes father, mother, husband, wife, son, daughter and grandchild. The relationship should be traced from the owner of the property prior to transaction.

Can I get the required information directly from the Sub-Registrar?

Ans. Yes. The registering officer is required to give any sort of information regarding registration

What is the help rendered by Registration Department to common man?

In computerized sub registry offices encumbrance certificates are issued to the applicants within 30 minutes after submitting the applications. Registration process is completed within half an hour and the document after registration is returned to the presenter on the same day itself. If the public in getting the above services in time from the computerized sub Registry Offices is experiencing any inordinate delay, the fact may be brought to the notice of the Departmental authorities.