

A Boost for Homebuyers: Chhattisgarh Slashes Stamp Duty & Registration Fees for Transfer of Common Areas

In a landmark move that strengthens homebuyer rights and advances transparent real estate governance, the Government of Chhattisgarh has introduced significant concessions on the transfer of *common areas* in residential colonies. These reforms, aimed at easing compliance and reducing financial burden, make the handover process smoother, faster, and far more accessible for residents.

At their core, these measures are designed to ensure an efficient and economical transfer of community assets from builders to the groups of allottees or resident welfare societies responsible for managing them.

Vide Notifications **No. F 10-34/2022/CT(R)/V (80)** and **No. F 10-34/2022/CT(R)/V (81)** dated *16th September 2022*, the State has marked a new chapter in citizen-centric real estate regulation.

Flat ₹10,000 Stamp Duty: Making Handover Affordable

Exercising its authority under the Indian Stamp Act, 1899, the State Government has fixed a **flat stamp duty of ₹10,000** on instruments executed for the transfer of common areas from registered promoters to: a **Group of Allottees**, or a **Resident Welfare Society (RWS)**.

Common areas—such as internal roads, parks, clubhouses, utility corridors, and other shared facilities—form the backbone of any residential development. However, their transfer to residents has often been hindered by high stamp duty costs. This reduction eliminates a major bottleneck while ensuring strict adherence to RERA provisions.

This concession is applicable exclusively to colonies approved by the **Housing & Environment Department** or the **Chhattisgarh Real Estate Regulatory Authority (CGRERA)**, as mandated under Section 11(4)(f) of the Real Estate (Regulation and Development) Act, 2016.

Registration Fee Capped at ₹5,000: A Further Ease in Real Estate Transactions

Complementing the stamp duty reduction, the State Government has also limited the **registration fee to a uniform ₹5,000** for the same class of instruments. This fee reduction applies to documents executed for the transfer of common areas in residential colonies approved by the Housing & Environment Department or CGRERA, under Section 11(4)(f) of the RERA Act, 2016.

Key Highlights

- Applicable only when the instrument is **attested by the Director, Town & Country Planning** or an authorized signatory.
- Benefits all promoters registered under the **RERA Act, 2016**.

- Establishes clarity and uniformity in the fee structure, reducing inconsistencies and unexpected financial burdens.

A Win for Residents, Promoters & Urban Governance

Together, these reforms deliver widespread advantages:

- ✓ Promote timely transfer of common areas
- ✓ Empower resident welfare associations
- ✓ Reduce costs for both promoters and homebuyers
- ✓ Strengthen transparency and RERA compliance
- ✓ Support well-managed, community-driven neighborhoods

From improving local governance to ensuring cleaner property records, the State's initiative reflects a commitment to placing citizens—and not paperwork—at the forefront of real estate administration.

With these decisive steps, Chhattisgarh positions itself as a forward-looking state that prioritizes homeowner welfare, fosters accountability, and paves the way for vibrant, sustainably managed residential communities.