



KHYBER PAKHTUNKHWA

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BOARD OF REVENUE KHYBER PAKHTUNKHWA

NOTIFICATION

Dated: the 5th October, 2026.

No.LR-VIII/Registration -Rules Amendment/24117- In exercise of the powers conferred by section 69 of the Registration Act, 1908 (Act No XVI of 1908), the Inspector General of Registration, Khyber Pakhtunkhwa, with the approval of Government of Khyber Pakhtunkhwa, is pleased to direct that in the West Pakistan Registration Rules, 1929, the following further amendments shall be made, namely:

AMENDMENTS

- 1 For the word "Punjab", wherever occurring, the words "Khyber Pakhtunkhwa" shall be substituted.
- 2 For the words "Government of the Punjab" and "Provincial Government of the Punjab", wherever occurring, the word "Government" shall be substituted.
- 3 The existing rule 1 shall be renumbered as rule 1-A, and before rule 1-A, as so renumbered, the following new rule shall be inserted, namely:

"1 Short title and commencement.---(1) These rules may be called the West Pakistan Registration Rules, 1929.

(2) They shall come into force at once."
- 4 In rule 1-A, as so renumbered, the word "Indian" shall be deleted.
- 5 In rule 41, after the existing provision, the following Explanation shall be added, namely:

"Explanation: For the purpose of this rule, the expression 'records' shall include electronic registers, digitized documents, system-generated endorsements, electronic logs, audit trails, and digital backups maintained under an approved e-registry system. The responsibility for preservation of such records shall lie on the entity designated by the Revenue and Estate Department as the System Repository Custodian."
- 6 In rule 42, in sub-rule (1), the full stop, appearing at the end, shall be replaced by colon and thereafter, the following proviso shall be added, namely:

"Provided that where electronic registration has been notified, electronic records shall be preserved through secure servers, access-controlled systems, and regular backups, which shall be equivalent to custody in strong boxes for the purposes of these rules."

7 In rule 44, for the words, comma and figures "Indian Registration Act, 1908", the word "Act" shall be substituted.

8 In rule 53, the existing provision shall be numbered as sub-rule (1) and thereafter, the following new sub-rule shall be added, namely:

"(2) The inspection, under sub-rule (1), shall be carried out electronically and be facilitated with read-only access to the e-registry system where it has been implemented."

9 In rule 54, the existing provision shall be numbered as sub-rule (1) and thereafter, the following new sub-rule shall be inserted, namely:

"(2) Certified electronic records and digitally signed extracts, generated from the official e-registry system, shall be production of records for the purposes of this rule."

10 In rule 57, after sub-rule (3), the following new sub-rule shall be added, namely:

"(4) Where an e-registry system has been implemented, the statutory registers may be maintained in electronic form, and such electronic registers shall constitute the lawful and complete equivalent of the registers provided under these rules."

11 In rule 58, in sub-rule (1), the full stop appearing at the end shall be replaced by colon and thereafter, the following proviso shall be added, namely:

"Provided that in offices where electronic registration is implemented, registers may be generated, numbered, time-stamped, and preserved electronically."

12 After rule 58, as so amended, the following new rule shall be inserted, namely:

"58-A Legal status of electronic admission and records.---(1) Where registration is carried out through a notified e-registry system, the admission of execution recorded electronically before the registering officer, in accordance with sections 34 and 35 of the Act, shall be lawful admission for the purposes of the Act and these rules 1929.

(2) For the purposes of inspection, supervision, and audit under section 87 of the Act, electronic logs, audit trails, access records, and system-generated data maintained under the notified e-registry system shall constitute official records.

(3) Certified copies of registered documents, indexes, or entries issued electronically and digitally authenticated through the notified e-registry system shall be deemed to be certified copies for the purposes of section 57 of the Act and these rules."

13 In rule 60, the existing provision shall be numbered as sub-rule (1) and thereafter, the following new sub-rule shall be inserted, namely:

"(2) In offices where registration records are maintained electronically, the requirement of certification upon a volume being filled shall be deemed to be satisfied by system-generated periodic closure certificates, including daily, monthly and annual closures, digitally authenticated by the registering officer, reflecting the total number of entries recorded during the relevant period."

14 In rule 61, the full stop appearing at the end shall be replaced by colon and thereafter, the following proviso shall be added, namely:

"Provided that in e-registry systems, serial numbers, dates, and times automatically generated by the system shall be valid, final, and binding for the purposes of this rule."

15 In rule 71, after sub-rule (4), the following new sub-rule shall be inserted, namely:

"(5) Where refusal of registration is recorded through a notified e-registry system under this rule, a digitally generated and digitally authenticated order of refusal, along with electronically recorded reasons, shall be a refusal duly recorded under this rule."

16 In rule 108, the existing provision shall be numbered as sub-rule (1) and thereafter, the following new sub-rule shall be inserted, namely:

"(2) Proceedings of a commission appointed under this rule may be recorded electronically and transmitted through the e-registry system, without affecting the statutory responsibility of the Sub-Registrar under the Act."

Sd/-xxx-
Inspector General
of Registration, Khyber Pakhtunkhwa.

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