



Through Email only

HARYANA RIGHT TO SERVICE COMMISSION
S.C.O. No. 38 & 39 (2nd FLOOR), SECTOR 17-A, CHANDIGARH-160017
Website- <https://haryana-rtsc.gov.in/> Telephone: 0172-2711050

No. HRTSC/Comp-219/Revenue/2025/ 825

Dated: 25th Feb, 2025

To

The DO-cum- Tehsildar,
Ambala Cantt., Haryana.
E-mail: sdmambalacantt@gmail.com

Subject: Complaint regarding-Attestation of uncontested mutations, From-Sh. Vachaspati Sharma. Email id : advrajanarora@gmail.com

Sir,

I am directed to forward herewith a copy of the Final order dated **23rd February, 2026** passed by Sh. T.C. Gupta, Chief Commissioner, Haryana Right to Service Commission, Chandigarh in respect of above case for information and compliance.

(Sube Khan)

Under Secretary-cum-Registrar,
Haryana Right to Service Commission
E-mail: rtsc-hry@gov.in

CC- A copy is forwarded to Sh. Vachaspati Sharma. Email id : advrajanarora@gmail.com for information only.



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Interim Orders-I

(In respect of Complaint No. HRTSC/Comp-219/Revenue/2025)

Hearing date: 23.02.2026

Time: 11:00 am

Case Type	Complaint Case
Department	Revenue & Disaster Management
Name of Service & Timeline	<i>Registration of all kinds of documents i.e. sale deed. Lease deed, GPA, Partnership Deed etc. (01 Day)</i>
District	Shahabad, Kurukshetra
Name of the Appellant	Sh. Prem Singh
Designated Officer (DO)	Sub-Registrar or Joint Sub Registrar (in case of Sub Tehsils)
First Grievances Redressal Authority (FGRA)	SDM of the concerned Sub-Division
Second Grievances Redressal Authority (SGRA)	Deputy Commissioner of the concerned District

2. The complainant, Sh. Prem Singh submitted his grievance vide email dated 01.12.2025 in the Commission regarding the service " *Registration of all kinds of documents i.e. sale deed. Lease deed, GPA, Partnership Deed etc* " notified under the Haryana Right to Service Act, 2014 (hereinafter referred to as "Act"). The applicant stated that on 23 January 2023, he had appeared before the Tehsildar, Shahabad Markanda, for execution of a registered sale deed and had submitted all required documents. After obtaining the report from the Halqa Patwari and producing all three sellers as directed, he had again requested registration of the sale deed. However, the Tehsildar had raised an objection regarding a Rs. 20,000 cash limit and had used harsh language. Despite submitting a written representation with all supporting documents for reconsideration, he had refused to accept it and had struck it off, reflecting arbitrary and improper conduct.
3. After a preliminary enquiry into the complaint, the Commission was satisfied that there were reasonable grounds to enquire into the matter and therefore, decided to initiate a suo moto inquiry, in exercise of its powers under Section 17(2) of the Act. Thus, taking cognizance of the matter, the Commission sought a report from the DO-cum-Tehsildar, Shahabad, vide letter No. HRTSC/Comp-219/Revenue/2025/5324 dated 17.12.2025. A response was received from the Tehsildar, Shahabad vide memo no. 794 dated 29.12.2025. Upon perusal of the reply, it was observed that the Tehsildar had not provided any information regarding the sale deed registration, which was the main request of the complainant. Therefore, to gain further clarity in the matter, a report was again sought from the Tehsildar, Shahabad regarding the reasons for non-registration of the document(s) in the matter of the complainant vide letter No. 283 dated

16.01.2026. In response, a reply was received from Tehsildar, Shahabad vide memo no. 868 dated 29.01.2026, stating that the applicant, Shri Prem Singh S/o Shri Surta Ram, resident of village Dakakhana Kharidba, Tehsil Shahabad had approached the then Tehsildar for deed registration. However, from July 2025 till date, the complainant has not taken any token or appointment for deed registration. It has been clarified that whenever the complainant presents himself with a valid token/appointment, his deed shall be registered as per rules.

4. (a) To proceed further in the matter, a hearing was scheduled to be held before Sh. T. C. Gupta, Chief Commissioner, Haryana Right to Service Commission on 23.02.2026 at 11:00 am, vide letter no. 672 on 11.02.2026. The hearing took place as scheduled, which was attended by the following: -

- (i) Sh. Navneet, Tehsildar, Shahabad, Kurukshetra.
- (ii) Sh. Prem Singh, the complainant (through telephonically).

(b) The complainant reiterated the contents of his complaint but the Commission is only considering his complaint with respect to non-registration of the sale deed for consideration which includes cash transaction of more than Rs. 20,000/-. He stated that the Tehsildar is stating incorrect fact and the limit for cash acceptance is Rs. 1,99,999/- i.e. less than rupees two lacs regarding which he will share the instructions. On the other hand, the Tehsildar reiterated the contents of his reply dated 29.01.2026 in which it is stated that the complainant has not taken the token from July, 2025 itself in the absence of which the sale deed cannot be registered. Regarding limit on cash transaction, he reiterated that there are instructions that for sale of immovable property cash transaction of more than Rs. 20,000/- is not allowed. They both later shared the relevant instructions/communications which have been gone through by the Commission. The Tehsildar has shared a letter dated 03rd September, 2015 (Annexure-A) of Principal Commissioner of Income Tax, Karnal, Govt. of India which states that as per Section 269SS of the Income Tax Act, cash exceeding Rs. 20,000 against transfer of immovable property whether as advanced or otherwise is not allowed w.e.f. 01.06.2015. The complainant has shared one information obtained by him under RTI, which incorporates provisions of Section 269SS and 269ST of the Income Tax Act. From its perusal, it is evident that the complainant is under a mistaken notion that for transfer of immovable property, the cash limit is rupees two lacs. The limit of Rs. two lacs under Section 269ST is for transactions other than transfer of property which has been prescribed under Section 269SS. Accordingly, there is no merit in the complaint which, is hereby filed.

23rd February, 2026

