

# **Stamp Duty and Registration Payment Process**

PDF TUTORIAL



## GUIDELINES FOR STAMP DUTY & REGISTRATION

Step - 01

Please click on the very first link (as shown in figure)

<https://gras.mahakosh.gov.in/echallan/>

Gras.mahakosh

The screenshot shows a Google search for 'gras.mahakosh'. The search bar contains the text 'gras.mahakosh'. Below the search bar, the first result is 'gras.mahakosh.gov.in' with the title 'GRAS-Government Receipt Accounting System'. A yellow arrow points to this result. Below the main result, there are several links: 'Search Challan', 'Pay Without Registration if yo...', 'IGR', 'User Manual', 'Sales Tax', and 'How to pay without ...'. At the bottom, there is a 'Videos' section with two video thumbnails. The URL 'https://gras.mahakosh.gov.in' is visible in the bottom left corner of the screenshot.

**IMP :- Please Note Down the GRN Number after Step No 9.**

## Step - 02

Click on this option in square

### Inspector General of Registration

The screenshot shows the GRAS website interface. At the top, there is a navigation bar with the text 'मराठी' and 'Skip to main content'. Below this is the GRAS logo and the text 'Government Receipt Accounting System'. The main content area features several service tiles: 'Users Login' with a form for User Name, Password, Image Text, and Input Image Text; 'Pay Without Registration' with a description; 'Search Challan' with a description; 'Inspector General of Registration' with a description and a link that opens in a new window; and 'Sales Tax' with a description. At the bottom, there are sections for 'Available Banks in GRAS' and 'Available Banks for eSBTR', each listing various banks. A footer contains links for 'e Cards & Banks for SBI e-Pay', 'VISA', 'RuPay', 'Credit Cards', 'MasterCard', 'VISA', 'AMERICAN EXPRESS', and 'Net Banking'.

**IMP :- Please Note Down the GRN Number after Step No 9.**

Click on this option in square

Page of department of registration and stamp will be displayed

click on following option

### Pay without Registration

Step - 03

gras.mahakosh.gov.in/igr/

Skip to main content | A- A A+ | A A

Home | Contact Us

**GRAS** Government Receipt Accounting System  
Virtual Treasury, Directorate of Accounts & Treasuries,  
Finance Department, Government of Maharashtra, India

**Department of Registration and Stamps**

Payment of Stamp Duty, Registration Fees and Other Fees to The Department of Registration and Stamps

website will not be available On 27.11.2020 and 28.11.2020 from 10 PM onwards to next morning 6 AM|

**Registered User Login**

Username  
Password  
Nx QI b U  
Input Image Text

Login

Forgot Password ? | Create User Account

**Pay Without Registration**  
If you are not a registered user then click here

**Search Challan**  
If you want to search your challan then click here

**IGR GRAS Receipt GRAPH**

Month	Receipt (in Crores)
Jan	1800
Feb	2000
Mar	1800
Apr	1800
May	1800
Jun	1800
Jul	1800
Aug	1800
Sep	1800
Oct	2200
Nov	1800
Dec	3000
Jan	2200
Feb	2000
Mar	1000

https://gras.mahakosh.gov.in/igr/challan/views/frmpayWithoutReg.php

**IMP :- Please Note Down the GRN Number after Step No 9.**

Select type of user

Step - 04

► **Citizen**

Click on **make payment to register your document**

Click on **Pay Stamp duty and registration fee together**

The screenshot shows a web browser window with the URL `gras.mahakosh.gov.in/igr/challan/views/frmPayWithOutReg.php`. The page header includes the GRAS logo and the text "Government Receipt Accounting System" along with "Virtual Treasury, Directorate of Accounts & Treasuries, Finance Department, Government of Maharashtra, India". There are also links for "Home" and "Contact Us" and a small emblem of India. The main content area is titled "Department of Registration and Stamps" and "Type of User". Under the "Citizen" user type, there are four radio button options: "Make Payment to Register Your Document" (selected), "Pay Stamp Duty & Registration Fee Together" (selected), "Pay Stamp Duty Only" (with a note: "The challan prepared using this option is only applicable for compulsorily registrable document. For optionally registrable document you can avail facility of eSBTR."), and "Pay Registration Fee Only". At the bottom, there is an option for "Make Payment for Penalties or Other Fee".

**IMP :- Please Note Down the GRN Number after Step No 9.**

Now fill your respective details as follows :

1) Please select THANE IN District column

2) Please enter : THN1\_HQR SUB REGISTRAR THANE URBAN 1

Department of Registration and Stamps

[Citizen >> Stamp Duty & Registration Fee together](#)

Department Details

District *	THANE
Category	<input checked="" type="radio"/> THANE City <input type="radio"/> THANE Rural
In which office you want to Register your document *	THN1_HQR SUB REGISTRAR THANE URBAN 1
Article Code *	25.2 -Agreement to Sale/Transfer

This Challan can be used in any sub Registrar Office of District THANE

If document is registrable under any of the above article code then only make payment

**IMP :- Please Note Down the GRN Number after Step No 9.**

## Find below image need to be filled with respect to your property/flat.

Note: First Party means – Primary applicant name

Payment Details	
Payment Description	Amount *
Stamp Duty	₹ <input type="text"/>
Registration Fee	₹ <input type="text"/>
Total Amount	₹ <input type="text" value="0.00"/>

**Refer to your cost sheet for amount need to be mention in these fields..**

First Party Details (The Party who is Paying)			
Name of Payer *	<input type="text"/>		
PAN of Payer	<input type="text"/>	Mobile Number of Payer *	<input type="text"/>

**IMP :- Please Note Down the GRN Number after Step No 9.**

## Find below details need to be filled with respect to your property/flat.

Second (Other) Party Details (The Party on the other Side of Transaction)			
Name of Second Party *	<input type="text" value="RAYMOND REALTY"/>		
PAN of Second Party	<input type="text" value="AAACR4896A"/>		
Property Details (The Property Described in the Document Which is to be Registered)			
Flat/Survey Number*	<input type="text" value="FLAT NO - XXXX , XX FLOOR, TOWER - XX, INVICTUS BY GS"/>		
Locality/Road*	<input type="text" value="VILLAGE PACHPAKHADI, TALUKA AND DISTRICT THANE"/>		
Area/City *	<input type="text" value="THANE"/>	Pin Code*	<input type="text" value="400606"/>
Property Value Details			
Market Value	₹ <input type="text"/>	Consideration Amount (As Mentioned in the Document)	₹ <input type="text" value="70067111"/>

This details are of your flat booked with Raymond Realty – Please refer your cost sheet

**IMP :- Please Note Down the GRN Number after Step No 9.**




## Fill your payment details :

Step - 08

e.g. Payment mode & bank as shown in figure

Enter Captcha → Proceed

Note: Axis bank might not support for making this payment you need make the payment using any other bank

Property Value Details			
Market Value	₹ <input type="text"/>	Cosideration Amount (As Mentioned in the Document)	₹ <input type="text" value="70067111"/>
Payment Mode			
Select Payment Mode *	<input type="radio"/> e-Payment <input type="radio"/> Payment Across Bank Counter (Cash/Cheque) <input checked="" type="radio"/> Payment Gateway -SBI EPay <input type="radio"/> Payment Gateway -PayGov <input type="radio"/> Payment Gateway - Bill Desk <input type="radio"/> UPI		
Captcha Code	<b>VKKBT8</b> 	Enter Captcha Code *	<input type="text"/>
<b>* Marked Fields are Compulsory</b>			
<input type="button" value="Proceed"/> <input type="button" value="Back"/>			

**IMP :- Please Note Down the GRN Number after Step No 9.**

Agree → Proceed

## Step - 09

After clicking on proceed button a pop-up window will appear on your screen then click on OK. After that another pop-up window will appear displaying your GRN Number e.g.MH000215484548754R

- NOTE DOWN THE GRN NUMBER COMPULSORLY
- AND THEN CLICK ON OK

The screenshot shows a web browser window with the URL `gras.mahakosh.gov.in/igr/challan/views/user_registration_challan_draft.php`. The page contains a form with the following details:

Office Name:	KRL2_JT SUB REGISTRA
Location:	MUMBAI
Year:	2020-2021 One Time
Account Head Detail	
0030045501	Stamp Duty
0030063301	Registration Fee
Total Amount: 600.00	

Payment Details:

Payment Mode Selected:	SBIepay Payment Gateway
Bank Selected:	STATE BANK OF INDIA

A pop-up window from `gras.mahakosh.gov.in` displays the following information:

gras.mahakosh.gov.in says:  
Your GRN Number Is :  
MH007566970202021P  
Note Down Your GRN Number For Future Reference :  
OK

Below the form, there is a message: "All the information entered is found correct in the above draft. I want to proceed for Online/Internet Banking payment using SBIepay Payment Gateway. Note: Correction in challan data is not possible once you proceed. click on Cancel button if you want to modify the above information. Payment Gateway charges will be paid by the customer depending upon the payment mode selected. Refund of challan will be processed by respective Department." The user has selected "Agree" and "Proceed" buttons are visible.

**IMP :- Don't forget to Note Down the GRN Number after Step No 9.**

# HOPE YOU HAVE NOTED DOWN THE CORRECT GRN NUMBER

Proceed with your payment and pay the Stamp Duty & Registration amount as required .

Kindly note no Credit Card will be accepted, for Debit Card Option only Rupay cards are accepted for payments.

sbiepay.sbi/secure/AggregatorHostedListener#no-back-button

**SBIePay**

**GRAS** Government Receipt Accounting System  
Virtual Treasury, Directorate of Accounts & Treasuries,  
Finance Department, Government of Maharashtra, India

**Payment Details**

- Debit/Credit/Prepaid Cards
- Internet Banking
- BHIM UPI
- Wallets

Please enter your card details

Card Number VISA

Expiry Date/Valid Thru CVV/CVC 4-DBC

Month  Year

Name of the card holder

Use your GSTIN for claiming input tax (Optional)

**Pay Now** [Cancel](#)

**Order Summary**

Order No.:  
MH007567421202021P

Merchant Name:  
Directorate of Accounts and  
Treasuries Finance Department  
Government of Maharashtra

Amount:	600.00
Processing fee:	
GST:	
Total:	

## Bank List of E Payment Option

-----Select Bank-----

ANDHRA BANK  
BANK OF BARODA  
BANK OF INDIA  
BANK OF MAHARASHTRA  
CANARA BANK  
CENTRAL BANK OF INDIA  
DENA BANK  
IDBI BANK  
INDIAN BANK  
INDIAN OVERSEAS BANK  
PUNJAB NATIONAL BANK  
STATE BANK OF INDIA  
UCO BANK  
UNION BANK OF INDIA

## Bank list of Payment Across the Counter Option

-----Select Bank-----

ANDHRA BANK  
BANK OF INDIA  
BANK OF MAHARASHTRA  
IDBI BANK  
PUNJAB NATIONAL BANK  
STATE BANK OF INDIA  
UNION BANK OF INDIA

---

Please Select

Please Select

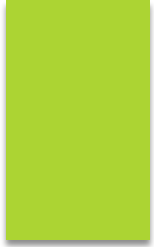
AU Small Finance Bank  
AU Small Finance Bank - Corporate  
Axis Bank-Corporate  
Bank of Baroda  
Bharat Bank  
Canara Bank  
Catholic Syrian Bank  
Central Bank of India - Retail  
City Union Bank  
Cosmos Bank  
DCB Bank Personal  
Dhanlaxmi Bank-Corporate  
Dhanlaxmi Bank-Retail  
Federal Bank  
HDFC Corporate Bank  
HDFC Retail Bank  
ICICI Bank - Corporate  
ICICI Bank - Retail  
IDBI Bank-Corporate

Indian Overseas Bank

**IndusInd Bank**

Jammu and Kashmir Bank  
Janata Sahakari Bank Ltd. Pune  
Karnataka Bank Ltd  
Karur Vysya Bank  
Kotak Mahindra Bank  
Lakshmi Vilas Bank  
Mehsana Urban Co. Op. Bank Ltd - Retail  
Punjab National Bank - Retail and Corporate  
Punjab and Maharashtra Co-operative Bank Ltd  
Punjab and Sind Bank  
RBL - Corporate  
RBL - Retail  
SVC Co-operative Bank Ltd - Retail  
Saraswat Bank  
South Indian Bank  
Tamilnad Mercantile Bank  
UCO Bank Retail and Corporate  
Union Bank Of India-Retail

## Bank List for SBlepay Payment Gateway



# After you note down the GRN :

- ▶ Go to Home page
- ▶ Click on this option in square - **Inspector General of Registration**
- ▶ A new page will open, Click on Search Challan option (refer below print screen 1)
- ▶ A new page will open (refer below print screen 2) - Enter details you had used while making the SDR payment to generate challan.
  1. District / Bank or mode of payment from which the payment was made / SDR amount / GRN Number / Capche code **(CIN not needed)**.
  2. Enter these details and click on search and challan will be generated.
  3. Save/Download the challan
  4. Share the Challan copy with us on below mention Email ID with your flat no and Tower, applicant name and mobile no.

# Print Screen 1



**GRAS** Government Receipt Accounting System  
Virtual Treasury, Directorate of Accounts & Treasuries,  
Finance Department, Government of Maharashtra, India

[Home](#) | [Contact Us](#)



Department of Registration and Stamps

Payment of Stamp Duty, Registration Fees and Other Fees to The Department of Registration and Stamps

## Registered User Login

[Login](#)

[Forgot Password ?](#) | [Create User Account](#)

## Pay Without Registration

If you are not a registered user then click here

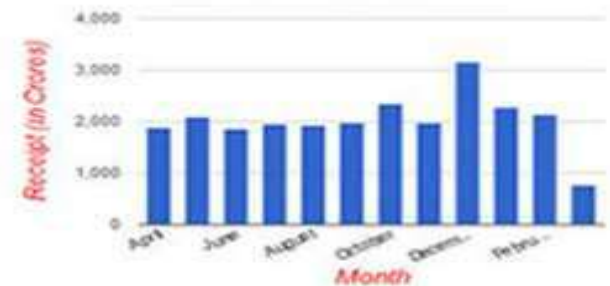


## Search Challan

If you want to search your challan then click here




## IGR GRAS Receipt GRAPH



# Print Screen 2

Challans Between 1 April 2008 to 31 march 2017 are archived. You can get the copy of challan in Archived challan Tab

Department *	<input type="text" value="Inspector General Of Registration"/>		
District *	<input type="text" value="---Select Office Location---"/>		
Bank *	<input checked="" type="radio"/> <input type="text" value="-----Select Bank-----"/> OR <input type="radio"/> Payment Gateway - SBI epay OR <input type="radio"/> Payment Gateway - PayGov OR <input type="radio"/> Payment Gateway - BillDesk		
Amount *	<input type="text"/>		
GRN	<input type="text"/>		
CIN	<input type="text"/>		
Captcha Code	<input type="text" value="KQN6NX"/> 	Enter Captcha Code *	<input type="text"/>
<b>Note:- : Please enter either GRN or Bank CIN</b>			
<input type="button" value="Search"/>		<input type="button" value="Reset"/>	



## Step - 12



Kindly share your  
challan copy  
with US



PLEASE EMAIL THE CHALLAN TO YOUR  
RELATIONSHIP MANAGER ALONG WITH  
FLAT DETAILS WITH A CC TO :  
EMAIL ID: [REGISTRATIONS@RAYMOND.IN](mailto:REGISTRATIONS@RAYMOND.IN)



Thank You....