You have to pay stamp duty on the property to central or state authorities to purchase, sell, create a deed, or even rent your property. Electronic stamping, also known as e stamp or e stamping, is a method to pay government non-judicial stamp duty electronically. Earlier, the stamp duty for property registration had to be done physically by visiting the sub-registrar's office. With the e stamp paper process, the majority of the process now can be done online. In this article, we will help you understand the meaning of e stamp, e stamp online process, download process and much more.

Current News on eStamping
Center Government of India Proposes Amendments in the India Stamp Act, 1899

July 10, 2023: The central government is planning to propose new amendments to the existing stamp duty act. The India Stamp Act, 1899, will be implementing digital e-Stamping. The new amendment will include a digital process for paying and procuring e-Stamps. It will also add affixation of e-Stamp on a digital instrument.

The purpose behind the amendment is to ensure the enablement and adoption of digital e-Stamping. For which a proper implementation of digital e-Stamping and its affixation, providing a proper Act is mandatory.

An amendment is introduced in section 2 of the current Act related to electronic signature. With the help of these amendments, it will be easy for taxpayers to execute instrument stamping digitally.

Currently, there are 30 states and UTs that are using the India Stamp Act,1899. At the same time, there are around six States and UTs that are using their own Stamp Act. At present, states and UTs that have implemented digital e-stamping processes have done so by doing certain modifications as per their own rules and regulations. Thus there is no standardization.

What is e stamp paper?
E-stamp paper is a process where the stamp duty is electronically paid to the Government. The Government has replaced the traditional paper and franklin stamping method with the digital strategy to ensure a fast and trouble-free payment process. Currently, this service is offered in 22 states of India. Maharashtra has its own electronic stamp duty payment method.
Format of E stamp paperE-Stamp paper format

When was the e stamp paper launched in India?
The Indian Government launched the e-stamping facility in July 2013. This initiative aimed to minimize fraud and mistakes during the payment of stamp duty. The Stock Holding Corporation of India Limited, shortened as SHCIL, the Central Record Keeping Agency (CRA), holds the authority to grant e-stamp certificates in India. Authorized Collection Centers (ACCs) are the appointed middlemen, a scheduled bank or a post office, who are responsible for issuing e-stamp paper instead of CRA. There are several ACCs from respective State governments.

Different modes to pay the fee at e stamping portal
In India e stamping system, you can pay the fee using the following methods:-

Cheque

Cash

Demand Draft

NEFT

RTGS

Pay Order

Account transfer

States and Union Territories offering e-stamping services
Currently, e-stamp online services are provided in 21 states by SHCIL. However, In Maharashtra, the SHCIL does not operate for e-stamping. It has a new method of online payment of stamp duty known as the Electronic Secured Bank Treasury Receipt (eSBTR) payment portal, which was launched in 2013.

The 21 states under SHCIL that offer e stamp online are as follows::

1. Andman and Nicobar
2. Andhra Pradesh
3. Bihar
4. Chhattisgarh
5. Chandigarh (Union Territory)
6. UT of Dadra and Nagar Haveli and Daman and Diu
7. Delhi
8. Gujarat
9. Himachal Pradesh
10. Jammu and Kashmir
11. Karnataka
12. Ladakh (Union Territory)
13. Meghalaya
14. Odisha
15. Puducherry
16. Punjab
17. Rajasthan
18. Tamil Nadu

19. Tripura
20. Uttar Pradesh
21. Uttarakhand

Also read about IGRS Bihar - Registration and stamp duty in Bihar and
IGRS Telangana - Stamp Duty and Registration

Process to get documents e stamped

Now, it is very easy to get your property documents e stamped. The stamp duty fee can be paid online and the certificate downloaded. Follow the below given instructions for e stamping of documents.

Step 1: Visit the official website of the SHCIL https://www.stockholding.com/estamp-index.html

Home page for E Stamp services
Home page for E Stamp services

Step 2: Click on e Stamp Services.

Step 3: Select the appropriate state where you want to pay the stamp duty, the stamp duty charges in every city may vary.

Select state on E stamp portal

Select state on E stamp portal

Step 4: Fill the application form and click on the Download tab. You can download the form without any payment if stamp duty is less than Rs 501.

Step 5: You will get the stamp certificate after clicking on the Download tab.

How to pay stamp duty SHCIL e stamp portal

There are various modes of payment which can be used for e stamp paper registration. Pay the fee using cash, cheque, NEFT, RTGS or account transfer.

Step 1: Click on the 'Register Now' button to progress to new SHCIL users.

Step 2: Fill in the User ID, password, security question and bank account details.

Step 3: You can use your user ID and password to access your services. This will be done once you have confirmed through the activation link to your registered email address.

Step 4: Use your enabled User ID and Password to log in.

Step 5: Select the appropriate state where you want to pay the stamp duty.

Step 6: Select 'Nearest SHCIL Branch' option to create a referral No. of any amount for payment via net banking / debit card / NEFT / RTGS / FT. This option is mandatory, including First Party Name, Second Party Name, Article No, Stamp Duty Payable and Stamp Duty Amount.

Step 7: Carry a printout of Online Reference Acknowledgement Number to nearest Stock Holding Branch. From there you can get the final print of the e stamp paper.

Note: A citizen pays payment gateway charges. Also, a citizen of NCT of Delhi, Karnataka, Himachal Pradesh, UT of Ladakh, Chandigarh, Jammu and Kashmir, Puducherry and Andaman & Nicobar can make payment online and print the e stamp certificate from home.

Process of e stamped verification
Perform the following steps for e stamp verification:-

Step 1: The link 'Verify e-stamp' is given on the homepage. To proceed, click it.

Step 2: Enter the state, certificate number, stamp duty type, issuance date and session ID, and click on the 'Verify' button
Verify e stamp paper using mobile app
You can verify the e stamp paper using the mobile app called E- Stamping. Download the app from AppStore or PlayStore. In this app, you will get two verification options: scanning the QR code available on e-stamp paper or manually verifying. Remember QR code is not available on certificates generated before February 13, 2019.

Scan a QR code by clicking on the camera of the app, and all the details will be displayed. You can do it manually, click on the manual button, now select the state. After this, enter the certificate number, a certificate issued to date, unique document number, amount reference, purchased by, description of the document, stamp duty amount, consideration price, first party and third party.
Fees for e-stamp online services
SHCIL charges no fee to provide the service of e-stamping. However, you will have to pay stamp duty charges, which vary from state to state.
Advantages of e-stamping
Paying stamp duty electronically has its advantages like:-
Pay conveniently at your comfort

The stamp paper is generated in minutes

No additional charges levied

It is a tamper-evident, and it has a unique identification number

Data is saved with SHCIL

E-stamping is tamper-proof.

Verification of genuineness can be done using an inquiry model.

Is it possible to get a duplicate e-stamp certificate?
There is no provision to generate a duplicate e-stamp certificate if you misplace the original certificate.
E Stamp: Contact Information
In case of any query or feedback you can contact on the following address or an email to the given address:-

Stock Holding Corporation of India Limited

301, Centre Point,

Dr. Babasaheb Ambedkar Road,

Parel , Mumbai - 400012

Maharashtra, India

Phone : 022 61779400-09

Email address: estamping@stockholding.com

Conclusion: Everything about E Stamp

To conclude, it is mandatory to pay stamp duty charges when you buy or sell a property in India. With technology taking over, the government started E-stamping service, an electronic and secured method to pay non-judicial stamp duty to the government. The government took this initiative in July 2013 to reduce errors and counterfeits. You can get your documents e-stamped, pay an Indian e-stamping fee online and can verify the e stamp as well.

Stamp Duty and Registration Charges in Gujarat

Stamp Duty Charges in Rajasthan

Stamp Duty Charges in Madhya Pradesh

Stamp Duty Charges in West Bengal

Stamp Duty Charges in Maharashtra

Stamp Duty Charges in Tamil Nadu

Stamp Duty and Registration Charges in Punjab

IGRS Bihar

Stamp Duty and Registration Charges in Haryana

Frequently asked questions

Can I get a duplicate copy of the e-stamp certificate ?
No, the authority will not provide a duplicate copy of the e-stamp paper.

Can I modify the details in the e-stamp certificate?
No, modification cannot be made after the e-stamp certificate is generated.

Can I pay stamp duty online?
Yes, you can pay stamp duty online using the Stock Holding e stamp portal. Fees can be paid using any payment method like cash/ card/ NEFT/ RTGS.

Under which jurisdiction does the transaction fall?
Paying stamp duty is mandatory under the jurisdiction of the Indian Stamp Act 1899.

Is e-stamping mandatory?
E-stamping is not mandatory but paying stamp duty is compulsory under the Indian Stamp Act, 1899.

How can I get a stamp certificate?
Once you have made the payment online, you can visit the nearest ACC to get the print of stamp paper.

Is there any user registration fee on SHCIL?
There is no user registration fee on the Stock Holding e stamping website. However, you have to pay stamp duty charges to the state government because the land is state subject in India.

How to check the nearest sub-registrar's office
To see which is your nearest sub-registrar's, you can visit the SHCIL website, then go to e-stamping and then select the state. Once you have selected the state you can check the nearest sub-registrar's office.