Stamp Duty and Registration Charges in Telangana (2026): Latest Rates and Registration Process



In Telangana's urban areas, including Hyderabad, a property sale deed attracts 4% stamp duty, 1.5% transfer duty, and 0.5% registration fee, totalling around 6% of the property value. In Gram Panchayat (rural) areas, the combined rate is higher, at approximately 7.5%, made up of 5.5% stamp duty and 2% registration fee.

- **Urban stamp duty:** 4% + 1.5% transfer duty + 0.5% registration = 6% total
- **Rural (Gram Panchayat) stamp duty:** 5.5% stamp duty + 2% registration = 7.5% total
- **Registration portal:** IGRS Telangana (registration.telangana.gov.in)
- **Major concessions:** No gender-based concession; reduced rates for family gift and partition deeds
- **Recent change:** Rural land records have transitioned from the Dharani portal to the new Bhu Bharati system

Latest Stamp Duty and Registration Charges in Telangana (2026)

Component	Charges
Stamp Duty (Urban)	4% of market value or government guidance value, whichever is higher
Stamp Duty (Rural / Gram Panchayat)	5.5% of market value or guidance value, whichever is higher
Registration Fee (Urban)	0.5% of property value, generally subject to a minimum of ₹1,000 and a cap around ₹20,000–₹50,000 depending on the instrument
Registration Fee (Rural)	2% of property value
Transfer Duty	1.5% of property value in urban (municipal/corporation) areas; not rural areas, where it is absorbed into the higher rural rates
Other Applicable Charges	E-stamping fees via SBI ePay and minor user charges for document scanning

Note: The total urban charge of around 6% (4% stamp duty + 1.5% transfer duty + 0.5% registration) and the total rural charge of around 7.5% (5.5% stamp duty + 2% registration) are the most commonly cited figures as of 2026. Always confirm the current applicable rate for your specific Mandal or Municipal Corporation on the IGRS Telangana portal.