

Stamp Duty & Registration — 15 States (2026)

Indicative rates on the higher of DLC/circle rate or price · AgriZameen

Duty is charged on whichever is higher: the government DLC/circle rate or your transaction value. Women/joint concessions and registration caps vary by state — see the Note column.

State	Stamp (male)	Stamp (woman)	Registration	Note
Rajasthan	6%	5%	1%	Plus surcharge & labour cess.
Uttar Pradesh	7%	6%	1%	Women rebate applies up to ₹1 crore.
Maharashtra	6%	5%	1% (capped)	Includes metro cess in cities; registration capped at ₹30,000.
Madhya Pradesh	7.5%	7.5%	3%	Registration is higher than most states (~3%).
Karnataka	5%	5%	2%	5% above ₹45 lakh (lower slabs below); registration 2% + 0.5% cess in Bengaluru; no gender concession.
Gujarat	4.9%	4.9%	1%	Women's benefit applies to registration, not stamp.
Tamil Nadu	7%	7%	4%	Registration ~4% — total is among India's highest.
Telangana	5%	5%	0.5%	Plus transfer duty; no gender concession.
Andhra Pradesh	5%	5%	1%	Plus transfer duty.
West Bengal	6%	6%	1%	An extra ~1% applies above ₹1 crore; rural/urban varies; no gender concession.
Bihar	6%	6%	2%	Concession applies for women buyers and male↔female transfers.
Punjab	7%	5%	1%	Includes social-infrastructure cess.
Haryana	7%	5.5%	1%	Registration is subject to a cap.
Uttarakhand	5%	3.75%	2%	Women's rebate applies up to a limit.
Himachal Pradesh	5%	4%	2%	Section 118 restricts purchase by outsiders.

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