FUTURISTIC NOIDA

UP stamp duty & registration cost guide

Noida, Greater Noida & Yamuna Expressway · rates checked 29 Oct 2026

Free home-buyer guide · Edition Oct 2026

For buyers in Noida, Greater Noida & the Yamuna Expressway
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The rates in one table

Who is on the sale deed	Stamp duty	Registration fee
Man (sole)	7%	1%
Woman (sole)	6%	1%
Man + woman (joint)	6.5%	1%
Two women	6%	1%
Two men	7%	1%

Source: IGRS UP, igrsup.gov.in, checked 29 Oct 2026. The same statewide rates apply in Gautam Buddh Nagar (Noida, Greater Noida, YEIDA).

Women: the extra 1% rebate stops at ₹1 crore

Since 29 July 2025, a woman buyer gets an extra 1% stamp rebate on property valued **up to ₹1 crore** (saving up to ₹1 lakh). Above ₹1 crore the rebate does not apply and the 6% rate applies to the whole value. For the ₹1.5 Cr+ homes this guide is written for, plan on 6% for a woman buyer, not 5%.

Source: UP notification no. 13/2025/914/94-2-2025-700(76)/2024, 29 Jul 2025, on igrsup.gov.in.

What value is duty charged on?

Duty is charged on the higher of (a) the price in your sale deed and (b) the district circle-rate value for that sector and floor. In new projects the agreement value is usually higher, but always check the Gautam Buddh Nagar circle-rate list for your sector before you budget. GST is not part of the stamp-duty base in the usual case; confirm with your sub-registrar office.

Worked examples (sale deed value)

Value	Man 7%	Woman 6%	Joint M+F 6.5%	Registration 1%
₹1.50 Cr	₹10,50,000	₹9,00,000	₹9,75,000	₹1,50,000
₹2.00 Cr	₹14,00,000	₹12,00,000	₹13,00,000	₹2,00,000
₹3.00 Cr	₹21,00,000	₹18,00,000	₹19,50,000	₹3,00,000

Example: a ₹2 Cr flat in a man's name costs about ₹16,00,000 in stamp duty plus registration. The same flat in a woman's name costs about ₹14,00,000. That is a real ₹2 lakh difference, so decide whose name goes on the deed early, with your bank (the loan applicant usually must be an owner).

Leasehold land: transfer charges are extra

Most group-housing land in Noida, Greater Noida and the Yamuna Expressway is leased by Noida Authority, GNIDA or YEIDA. On a **resale**, the authority's transfer charges and the builder's or society's NOC fees are separate from stamp duty. Ask the authority or builder for the current figure in writing.

Paying and registering, step by step

1. Get the draft sale deed / conveyance deed from the builder (new) or your lawyer (resale).
2. Buy e-stamp for the duty (via the IGRS UP portal / authorised e-stamp vendor).
3. Book a sub-registrar appointment on igrsup.gov.in and pay the 1% registration fee online.
4. Both parties and two witnesses appear with original ID (Aadhaar, PAN) and photos; biometrics are taken.
5. Collect the registered deed and keep the e-stamp certificate safely with it.

Exemptions worth knowing

IGRS UP lists other exemptions, for example for persons with disability and ex-servicemen/dependants on property up to specified values (₹5–20 lakh). These rarely apply to ₹1.5 Cr+ homes, but read the official list.

Sources (checked 29 Oct 2026)

- IGRS Uttar Pradesh, Stamp & Registration Dept, igrsup.gov.in (stamp exemption G.O. list), checked 29 Oct 2026
- UP Govt notification no. 13/2025/914/94-2-2025-700(76)/2024 dated 29 Jul 2025 (women rebate cap raised from ₹10 lakh to ₹1 crore), igrsup.gov.in

Not legal or financial advice. General information only, not legal, tax or financial advice. Rules and rates change; confirm with a lawyer, a CA, your bank and the official portal before you pay anything.

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