Part IV - Time of Presentation - One-page Cheat Sheet

2-minute summary: Compute execution-to-presentation deadlines, delayed presentation, documents executed abroad and special treatment of wills.

Provision map

23: Time for presenting documents; 23A: Re-registration of certain documents; 24: Documents executed by several persons at different times; 25: Provision where delay in presentation is unavoidable; 26: Documents executed out of India; 27: Wills may be presented or deposited at any time

Workflow

1. Classify document and rights. 2. Capture State sources. 3. Verify title/authority/stamp. 4. Compute time, fee and office. 5. Present and admit. 6. Reconcile certificate/copy and remedies.

Red flags

Wrong instrument label; stale State rule/fee; incorrect office; late presentation; invalid POA; missing maker; denial of execution; insufficient stamp; missing annexure; portal copy mismatch; unrecorded refusal.

Evidence file

Act and State sources; title/property; authority; final instrument; stamp/fee; identity; witnesses; portal and office receipts; endorsements; certificate; registered copy; searches; refusal/remedy chronology.

Practical scenario

A deed is signed by different executants on different dates and reaches the registration office after the first four-month period. The file must compute each execution date, section 24 treatment, section 25 eligibility, fine, application and proof of unavoidable delay.

Key calculations

Ordinary presentation	Count four months from the relevant execution date, subject to statutory interpretation and State procedure.
Additional delay route	Test urgent necessity/unavoidable accident, additional period and fine.
Foreign execution	Record arrival in India and section 26 conditions.

Remedy and forum

Preserve presentation/delay, Registrar and section 77 clocks. Separate administrative registration remedy from title, specific relief, cancellation, injunction, damages, criminal and writ strategy.

Source warning

State amendments, section 69 Rules, fee tables, office jurisdiction, valuation and online workflows vary. Verify transaction-date official sources.