

Part XII - Refusal, Appeal, Application and Suit - One-page Cheat Sheet

2-minute summary: Preserve reasons, identify the correct appeal or application route, meet thirty-day clocks and prepare a section 77 civil suit when required.

Provision map

71: Reasons for refusal to register to be recorded; 72: Appeal to Registrar from refusal other than denial of execution; 73: Application to Registrar where refusal is on denial of execution; 74: Procedure of Registrar on such application; 75: Order by Registrar to register and procedure thereon; 76: Order of refusal by Registrar; 77: Suit in case of order of refusal by Registrar

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 Sub-Registrar refuses registration because one executant denies execution. The claimant must obtain reasons, distinguish sections 72 and 73, collect witness evidence and preserve the Registrar and section 77 suit clocks.

Key calculations

Remedy clock	Record refusal/order date, communication and applicable thirty-day period.
Evidence pack	Map execution, attestation, identity, payment and admission evidence.
Forum cost	Estimate Registrar process, court fee, counsel, injunction and delay exposure.

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.