

Online Registration, Electronic Books and IT Act Interface - One-page Cheat Sheet

2-minute summary: Translate electronic books, appointment, e-payment, e-stamp, biometric, e-sign and digital-copy workflows into evidence controls.

Provision map

16A: Keeping of books in computer floppies, diskettes, etc.; 32A: Compulsory affixing of photograph, etc.; 52: Duties of registering officers when document presented; 58: Particulars to be endorsed on documents admitted to registration; 59: Endorsements to be dated and signed by registering officer; 60: Certificate of registration; 61: Endorsements and certificate to be copied and document returned; 69: Power of Inspector-General to superintend registration offices and make rules

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

The State portal accepts uploads and biometric authentication, but the final deed scan omits an annexure. The transaction team must reconcile the executed original, uploaded file, office scan, certificate and downloaded copy.

Key calculations

Digital completion	Track profile, appointment, upload, payment, appearance and certificate milestones.
File integrity	Hash and compare executed, uploaded and registered copies.
Privacy retention	Define lawful collection, access, retention and incident response.

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.