

Part III - Registrable Documents

Decide whether registration is compulsory or optional and ensure language, alterations, property description and plans satisfy statutory and State rules.

Authors: CA Nikhil Gupta and Kajri Singh | Legal review cut-off: 2026-07-18 | Professional Corpus Batch 08

Dedicated Finin2min Summary - Chapter in 2 Minutes

- Section 17: Documents of which registration is compulsory - convert into a State-source, deadline and evidence control.
- Section 18: Documents of which registration is optional - convert into a State-source, deadline and evidence control.
- Section 19: Documents in language not understood by registering officer - convert into a State-source, deadline and evidence control.
- Section 20: Documents containing interlineations, blanks, erasures or alterations - convert into a State-source, deadline and evidence control.
- Decide whether registration is compulsory or optional and ensure language, alterations, property description and plans satisfy statutory and State rules.
- Verify current State amendments, section 69 Rules, fees, portal and office jurisdiction.

Current statutory text / controlled source map

Section 17 - Documents of which registration is compulsory.

Section 18 - Documents of which registration is optional.

Section 19 - Documents in language not understood by registering officer.

Section 20 - Documents containing interlineations, blanks, erasures or alterations.

Section 21 - Description of property and maps or plans.

Section 22 - Description of houses and land by reference to Government maps or surveys.

Section-by-section provision map

Provision	Subject / status	Finin2min decode, implementation and evidence
Section 17	Documents of which registration is compulsory <i>Operative subject to current Central and State law</i>	Registration is compulsory for specified instruments, including gifts of immovable property, qualifying non-testamentary instruments, qualifying leases and post-2001 section 53A contracts. State amendments may expand the list. Implementation: Create a transaction-date checklist linking the Central section, current State amendment/rule, office notification, portal workflow, form, fee, stamp, identity evidence and remedy clock. Preserve the exact source version used. Evidence: Official Act and State source; executed instrument; title/property description; stamp/fee proof; identity/authority; appointment/presentation receipt; endorsements/certificate; certified copies; notices and remedy chronology.
Section 18	Documents of which registration is optional <i>Operative subject to current Central and State law</i>	Optional registration is not the same as unnecessary diligence; voluntary registration may improve public notice and evidence but cannot cure invalidity or insufficient stamp. Implementation: Create a transaction-date checklist linking the Central section, current State amendment/rule, office notification, portal workflow, form, fee, stamp, identity evidence and remedy clock. Preserve the exact source version used. Evidence: Official Act and State source; executed instrument; title/property description; stamp/fee proof; identity/authority; appointment/presentation receipt; endorsements/certificate; certified copies; notices and remedy chronology.
Section 19	Documents in language not understood by registering officer <i>Operative subject to current Central and State law</i>	Section 19 governs documents in language not understood by registering officer. Identify actor, trigger, document, property, time, office, authority, evidence, State rule and legal consequence before acting. Implementation: Create a transaction-date checklist linking the Central section, current State amendment/rule, office notification, portal workflow, form, fee, stamp, identity evidence and remedy clock. Preserve the exact source version used. Evidence: Official Act and State source; executed instrument; title/property description; stamp/fee proof; identity/authority; appointment/presentation receipt; endorsements/certificate; certified copies; notices and remedy chronology.
Section 20	Documents containing interlineations, blanks, erasures or alterations <i>Operative subject to current Central and State law</i>	Section 20 governs documents containing interlineations, blanks, erasures or alterations. Identify actor, trigger, document, property, time, office, authority, evidence, State rule and legal consequence before acting. Implementation: Create a transaction-date checklist linking the Central section, current State amendment/rule, office notification, portal workflow, form, fee, stamp, identity evidence and remedy clock. Preserve the exact source version used. Evidence: Official Act and State source; executed instrument; title/property description; stamp/fee proof; identity/authority; appointment/presentation receipt; endorsements/certificate; certified copies; notices and remedy chronology.

Provision	Subject / status	Finin2min decode, implementation and evidence
Section 21	Description of property and maps or plans <i>Operative subject to current Central and State law</i>	Section 21 governs description of property and maps or plans. Identify actor, trigger, document, property, time, office, authority, evidence, State rule and legal consequence before acting. Implementation: Create a transaction-date checklist linking the Central section, current State amendment/rule, office notification, portal workflow, form, fee, stamp, identity evidence and remedy clock. Preserve the exact source version used. Evidence: Official Act and State source; executed instrument; title/property description; stamp/fee proof; identity/authority; appointment/presentation receipt; endorsements/certificate; certified copies; notices and remedy chronology.
Section 22	Description of houses and land by reference to Government maps or surveys <i>Operative subject to current Central and State law</i>	Section 22 governs description of houses and land by reference to government maps or surveys. Identify actor, trigger, document, property, time, office, authority, evidence, State rule and legal consequence before acting. Implementation: Create a transaction-date checklist linking the Central section, current State amendment/rule, office notification, portal workflow, form, fee, stamp, identity evidence and remedy clock. Preserve the exact source version used. Evidence: Official Act and State source; executed instrument; title/property description; stamp/fee proof; identity/authority; appointment/presentation receipt; endorsements/certificate; certified copies; notices and remedy chronology.

Finin2min implementation explanation

Classify the document and operative rights. Build the Central and State source pack. Verify title, authority, stamp, property description, time, office, presenter, identity and execution. Reconcile the final registered record and preserve remedies.

Practical examples and calculations

Scenario: A property instrument is commercially agreed before document classification, State rules, stamp, authority, office jurisdiction and presentation mechanics are complete. Registration must be treated as a controlled legal closing, not a clerical step.

Control	Method	Evidence
Transaction value	Reconcile consideration, debt, non-cash value, guideline value and taxes.	Agreement, valuation and ledger
Registration clock	Map execution, presentation, appearance, completion and remedy dates.	Chronology and receipts
Exposure	Quantify title/stamp/fee defects, delay, litigation, interest and cure cost.	Risk register and legal model

Practical transaction application

Classify document; capture State sources; verify title/authority/stamp; compute time, fee and office; present and register; reconcile final record and remedies.

Authority, consent and execution controls

Confirm parties, entity authority, approvals, power of attorney, execution date, witnesses, attestation, identity and admission.

Stamp duty and registration alerts

Apply current State instrument classification, market value, duty, fee, concessions, adjudication, impounding and prohibited-document controls.

Evidence and document-retention checklist

Retain source pack, title/property, authority, final instrument, stamp/fee, identity, portal/office receipts, endorsement, certificate, registered copy and remedy chronology.

Performance, delivery and payment controls

Use closing conditions, escrow/retention, originals handover and post-registration filings; compare executed, uploaded and registered versions.

Breach, loss, mitigation and remedy framework

Separate refusal, title, stamp, fraud, execution and data issues; select appeal/application/suit, specific relief, injunction, damages or criminal response.

Limitation and forum controls

Compute presentation, delay, Registrar, section 77 and substantive relief clocks; select civil, commercial, RERA, revenue, writ or ADR route.

Arbitration and mediation interface

ADR may resolve contract issues but cannot replace statutory registration functions or adjudicate all title/public-record questions.

Company, partnership, GST and tax overlays

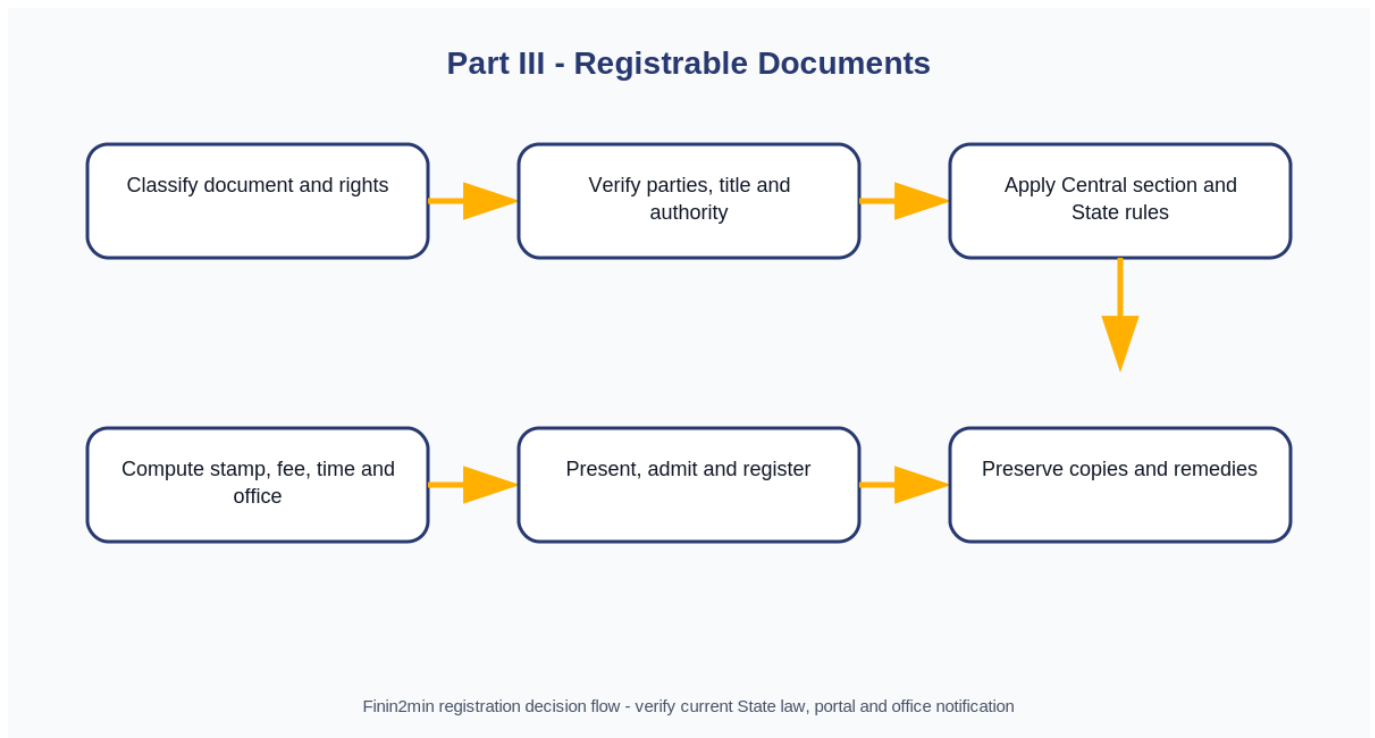
Apply entity authority, charges, TPA, RERA, Stamp, TDS, capital gains, valuation, GST, FEMA and insolvency.

Finin2min Q&A;

Registration is not title insurance. State rules and portal controls are essential. Preserve the exact source and evidence pack.

Chapter-specific decision flowchart

Classify -> verify title/authority -> apply Central and State law -> compute stamp/time/office -> present/register -> preserve record/remedies.



Official source: <https://www.indiacode.nic.in/bitstream/123456789/2190/5/A1908-16.pdf>

Legal-use note: verify current Central and State law, rules, fee table, portal and office jurisdiction before reliance.