

Part IV - Time of Presentation

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

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Dedicated Finin2min Summary - Chapter in 2 Minutes

- Section 23: Time for presenting documents - convert into a State-source, deadline and evidence control.
- Section 23A: Re-registration of certain documents - convert into a State-source, deadline and evidence control.
- Section 24: Documents executed by several persons at different times - convert into a State-source, deadline and evidence control.
- Section 25: Provision where delay in presentation is unavoidable - convert into a State-source, deadline and evidence control.
- Compute execution-to-presentation deadlines, delayed presentation, documents executed abroad and special treatment of wills.
- Verify current State amendments, section 69 Rules, fees, portal and office jurisdiction.

Current statutory text / controlled source map

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

Section-by-section provision map

Provision	Subject / status	Finin2min decode, implementation and evidence
Section 23	Time for presenting documents <i>Operative subject to current Central and State law</i>	Except wills and subject to sections 24-26, presentation is ordinarily required within four months from execution. Create a maker-specific execution-date schedule. 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 23A	Re-registration of certain documents <i>Operative subject to current Central and State law</i>	Section 23A governs re-registration of certain documents. 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 24	Documents executed by several persons at different times <i>Operative subject to current Central and State law</i>	Section 24 governs documents executed by several persons at different times. 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 25	Provision where delay in presentation is unavoidable <i>Operative subject to current Central and State law</i>	Urgent necessity or unavoidable accident may permit up to a further four months, subject to Registrar direction and a fine up to the statutory cap. Do not treat this as an automatic extension. 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 26	Documents executed out of India <i>Operative subject to current Central and State law</i>	Section 26 governs documents executed out of india. 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 27	Wills may be presented or deposited at any time <i>Operative subject to current Central and State law</i>	Section 27 governs wills may be presented or deposited at any time. 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 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.

Control	Method	Evidence
Ordinary presentation	Count four months from the relevant execution date, subject to statutory interpretation and State procedure.	Executed document and calendar
Additional delay route	Test urgent necessity/unavoidable accident, additional period and fine.	Application, supporting proof and order
Foreign execution	Record arrival in India and section 26 conditions.	Passport/courier/consular evidence

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

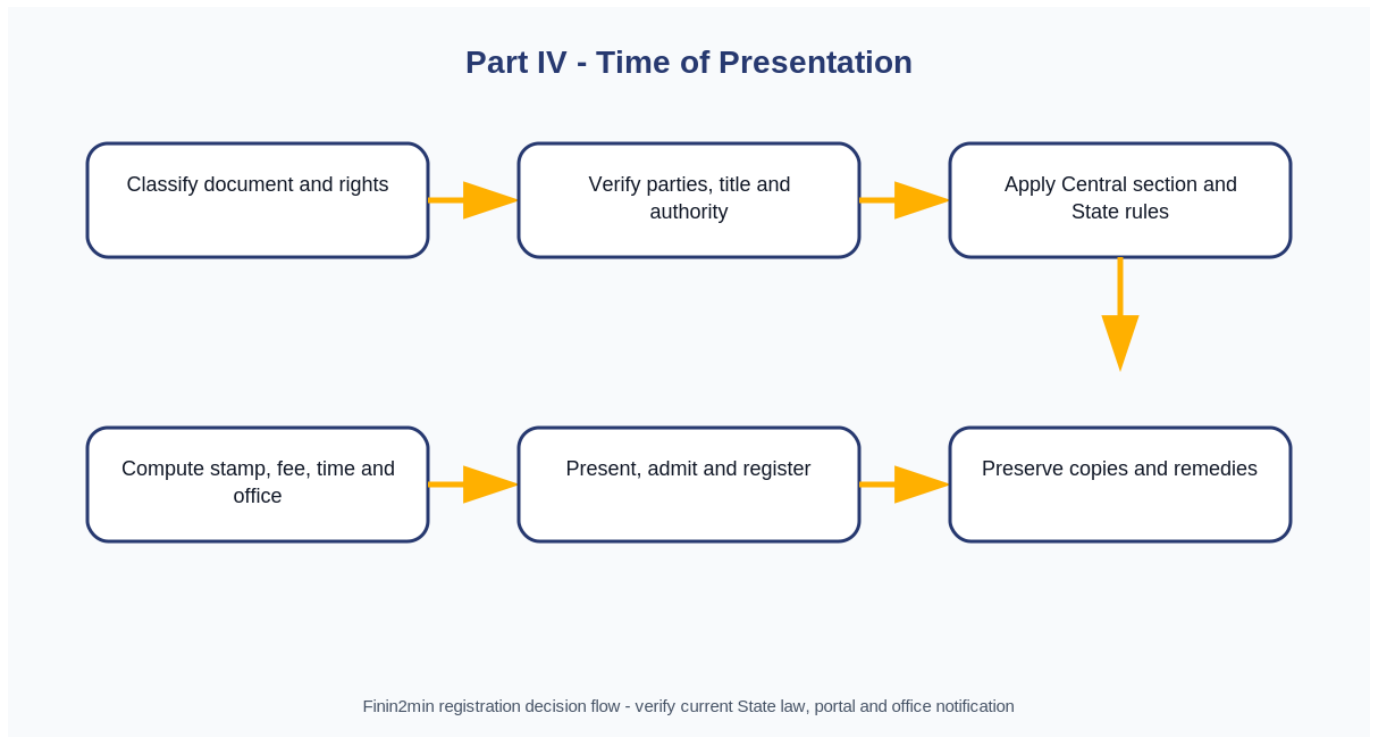
Apply entity authority, charges, TPA, RERA, Stamp, TDS, capital gains, valuation, GST, FEMA and insolvency.

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.