

Part XI-A - Register Books, Indexes and Copies

Maintain source-controlled register books, indexes, inspection rights and certified-copy evidence.

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Dedicated Finin2min Summary - Chapter in 2 Minutes

- Section 51: Register-books to be kept in the several offices - convert into a State-source, deadline and evidence control.
- Section 52: Duties of registering officers when document presented - convert into a State-source, deadline and evidence control.
- Section 53: Entries to be numbered consecutively - convert into a State-source, deadline and evidence control.
- Section 54: Current indexes and entries therein - convert into a State-source, deadline and evidence control.
- Maintain source-controlled register books, indexes, inspection rights and certified-copy evidence.
- Verify current State amendments, section 69 Rules, fees, portal and office jurisdiction.

Current statutory text / controlled source map

Section 51 - Register-books to be kept in the several offices.

Section 52 - Duties of registering officers when document presented.

Section 53 - Entries to be numbered consecutively.

Section 54 - Current indexes and entries therein.

Section 55 - Indexes to be made by registering officers, and their contents.

Section 56 - Repealed.

Section 57 - Inspection of books and indexes and certified copies.

Section-by-section provision map

Provision	Subject / status	Finin2min decode, implementation and evidence
Section 51	Register-books to be kept in the several offices <i>Operative subject to current Central and State law</i>	Section 51 governs register-books to be kept in the several offices. 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 52	Duties of registering officers when document presented <i>Operative subject to current Central and State law</i>	Section 52 governs duties of registering officers when document presented. 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 53	Entries to be numbered consecutively <i>Operative subject to current Central and State law</i>	Section 53 governs entries to be numbered consecutively. 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 54	Current indexes and entries therein <i>Operative subject to current Central and State law</i>	Section 54 governs current indexes and entries therein. 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 55	Indexes to be made by registering officers, and their contents <i>Operative subject to current Central and State law</i>	Section 55 governs indexes to be made by registering officers, and their contents. 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 56	Repealed <i>Repealed/omitted - historical map only</i>	Section 56 governs repealed. 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 57	Inspection of books and indexes and certified copies <i>Operative subject to current Central and State law</i>	Inspection and certified-copy rights depend on the relevant book/index, fee and statutory access limits; certified copies support diligence but do not guarantee complete title. 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 purchaser obtains an encumbrance certificate and certified copy but a name variant and unregistered possession claim remain. Search scope, period, office coverage and document quality must be documented.

Control	Method	Evidence
Search period	Set title-chain and risk-based search years; include name/property variants.	Search requisition and index results
Coverage gap	Record offices, books, periods and digitisation gaps.	Portal/office confirmation
Copy reconciliation	Compare certified copy, original and revenue/municipal records.	Document comparison log

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

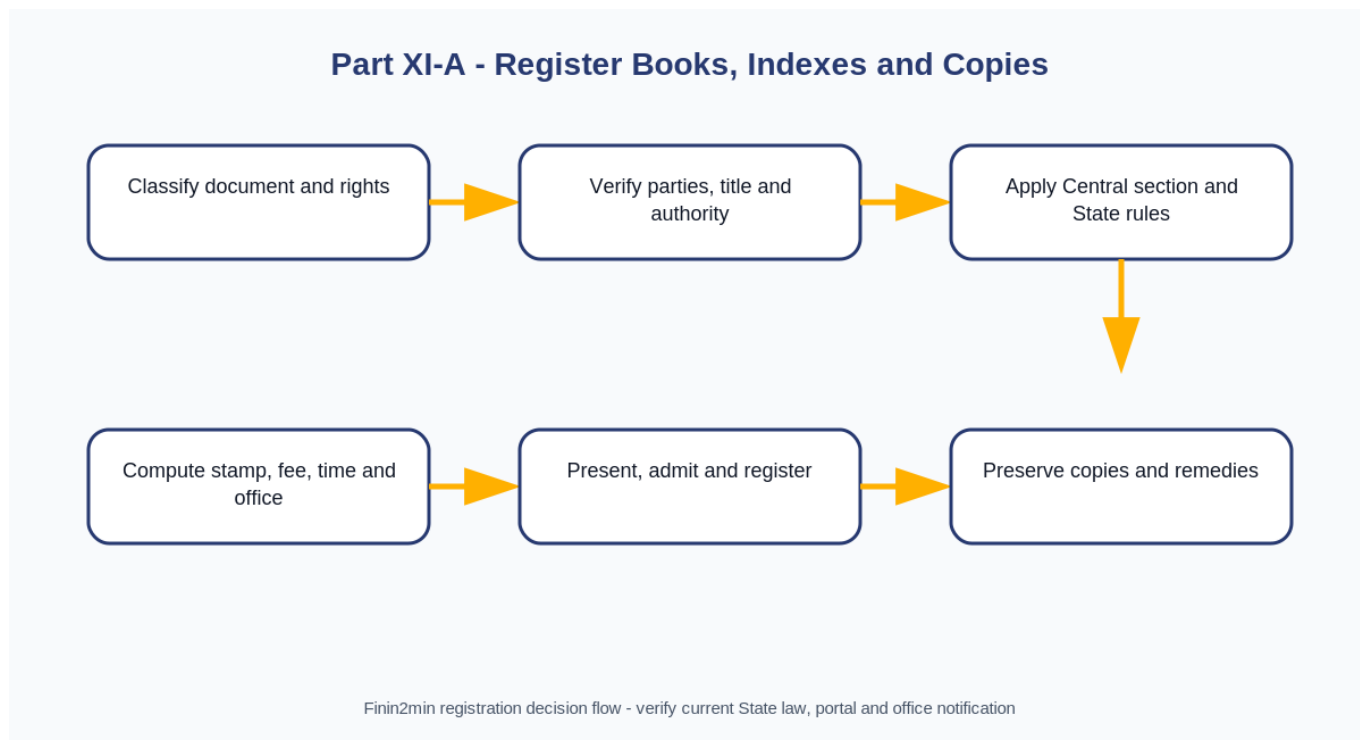
Apply entity authority, charges, TPA, RERA, Stamp, TDS, capital gains, valuation, GST, FEMA and insolvency.

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.