

Part XII - Refusal, Appeal, Application and Suit

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

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 71: Reasons for refusal to register to be recorded - convert into a State-source, deadline and evidence control.
- Section 72: Appeal to Registrar from refusal other than denial of execution - convert into a State-source, deadline and evidence control.
- Section 73: Application to Registrar where refusal is on denial of execution - convert into a State-source, deadline and evidence control.
- Section 74: Procedure of Registrar on such application - convert into a State-source, deadline and evidence control.
- Preserve reasons, identify the correct appeal or application route, meet thirty-day clocks and prepare a section 77 civil suit when required.
- Verify current State amendments, section 69 Rules, fees, portal and office jurisdiction.

Current statutory text / controlled source map

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

Section-by-section provision map

Provision	Subject / status	Finin2min decode, implementation and evidence
Section 71	Reasons for refusal to register to be recorded <i>Operative subject to current Central and State law</i>	A refusal must be recorded with reasons and endorsed as required. Obtain the formal refusal order immediately because remedy clocks are short. 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 72	Appeal to Registrar from refusal other than denial of execution <i>Operative subject to current Central and State law</i>	Use the Registrar appeal route for refusals other than denial of execution and preserve the statutory time limit and complete office record. 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 73	Application to Registrar where refusal is on denial of execution <i>Operative subject to current Central and State law</i>	Where execution is denied, use the separate Registrar application route, supported by execution and witness evidence. 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 74	Procedure of Registrar on such application <i>Operative subject to current Central and State law</i>	Section 74 governs procedure of registrar on such application. 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 75	Order by Registrar to register and procedure thereon <i>Operative subject to current Central and State law</i>	Section 75 governs order by registrar to register and procedure thereon. 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 76	Order of refusal by Registrar <i>Operative subject to current Central and State law</i>	Section 76 governs order of refusal by registrar. 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 77	Suit in case of order of refusal by Registrar <i>Operative subject to current Central and State law</i>	After the specified Registrar refusal, a claimant may institute the statutory civil suit within thirty days; identify proper court, parties, relief and registration office. 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 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.

Control	Method	Evidence
Remedy clock	Record refusal/order date, communication and applicable thirty-day period.	Certified order and service proof
Evidence pack	Map execution, attestation, identity, payment and admission evidence.	Originals, witnesses and digital logs
Forum cost	Estimate Registrar process, court fee, counsel, injunction and delay exposure.	Fee table and budget

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.

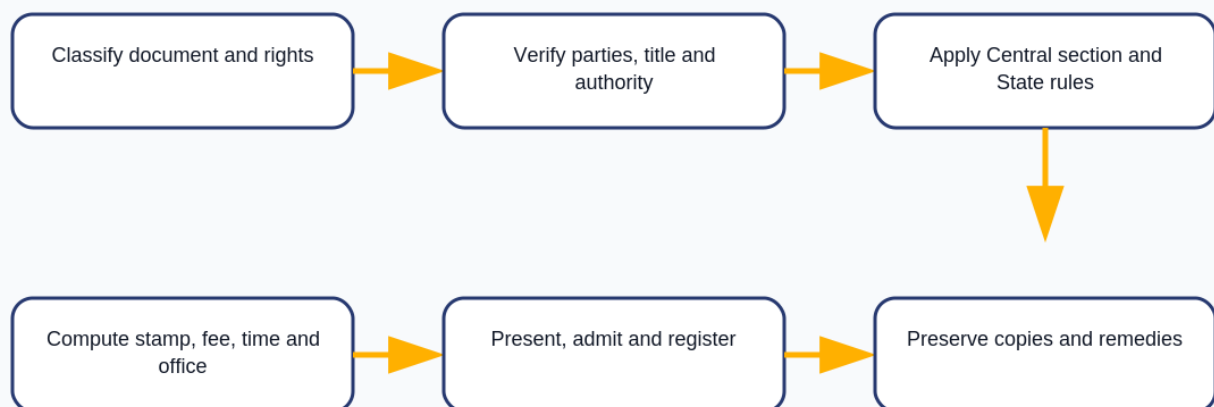
Finin2min Q&A;

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.

Part XII - Refusal, Appeal, Application and Suit



Finin2min registration decision flow - verify current State law, portal and office notification

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.