

Part XV - Miscellaneous and Government Exemptions

Control unclaimed documents, official immunity, procedural defects, Government instruments and filing of statutory orders or certificates.

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Dedicated Finin2min Summary - Chapter in 2 Minutes

- Section 85: Destruction of unclaimed documents - convert into a State-source, deadline and evidence control.
- Section 86: Registering officer not liable for bona fide official act or refusal - convert into a State-source, deadline and evidence control.
- Section 87: Acts not invalidated by defect in appointment or procedure - convert into a State-source, deadline and evidence control.
- Section 88: Registration of documents executed by Government officers or public functionaries - convert into a State-source, deadline and evidence control.
- Control unclaimed documents, official immunity, procedural defects, Government instruments and filing of statutory orders or certificates.
- Verify current State amendments, section 69 Rules, fees, portal and office jurisdiction.

Current statutory text / controlled source map

Section 85 - Destruction of unclaimed documents.
Section 86 - Registering officer not liable for bona fide official act or refusal.
Section 87 - Acts not invalidated by defect in appointment or procedure.
Section 88 - Registration of documents executed by Government officers or public functionaries.
Section 89 - Copies of certain orders, certificates and instruments to be sent and filed.
Section 90 - Exemption of certain documents executed by or in favour of Government.
Section 91 - Inspection and copies of such documents.
Section 92 - Repealed.
Section 93 - Repealed.

Section-by-section provision map

Provision	Subject / status	Finin2min decode, implementation and evidence
Section 85	Destruction of unclaimed documents <i>Operative subject to current Central and State law</i>	Section 85 governs destruction of unclaimed 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 86	Registering officer not liable for bona fide official act or refusal <i>Operative subject to current Central and State law</i>	Section 86 governs registering officer not liable for bona fide official act or refusal. 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 87	Acts not invalidated by defect in appointment or procedure <i>Operative subject to current Central and State law</i>	Section 87 governs acts not invalidated by defect in appointment or procedure. 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 88	Registration of documents executed by Government officers or public functionaries <i>Operative subject to current Central and State law</i>	Section 88 governs registration of documents executed by government officers or public functionaries. 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 89	Copies of certain orders, certificates and instruments to be sent and filed <i>Operative subject to current Central and State law</i>	Section 89 governs copies of certain orders, certificates and instruments to be sent and filed. 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 90	Exemption of certain documents executed by or in favour of Government <i>Operative subject to current Central and State law</i>	Section 90 governs exemption of certain documents executed by or in favour of government. 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 91	Inspection and copies of such documents <i>Operative subject to current Central and State law</i>	Section 91 governs inspection and copies of such 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 92	Repealed <i>Repealed/omitted - historical map only</i>	Section 92 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 93	Repealed <i>Repealed/omitted - historical map only</i>	Section 93 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.

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.

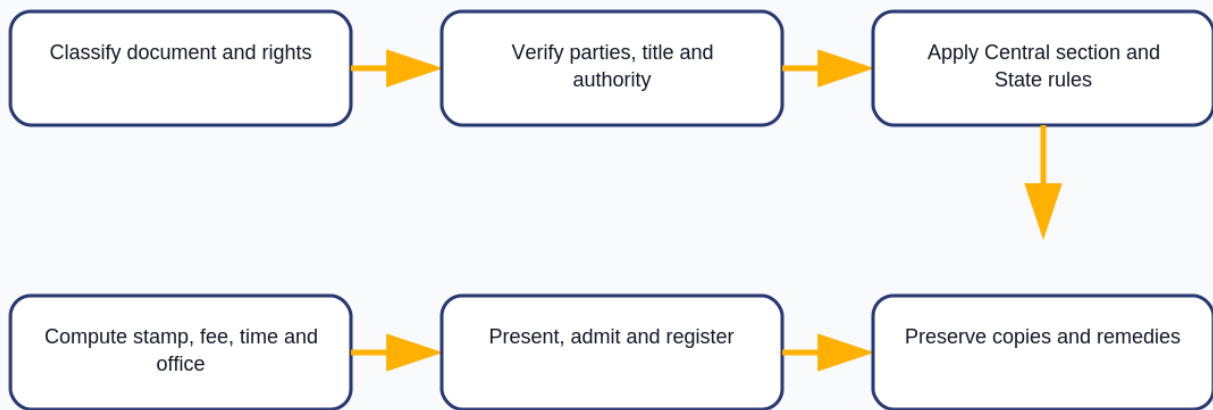
Finin2min Q&A;

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.

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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.