

Online Registration, Electronic Books and IT Act Interface

Translate electronic books, appointment, e-payment, e-stamp, biometric, e-sign and digital-copy workflows into evidence controls.

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Dedicated Finin2min Summary - Chapter in 2 Minutes

- Section 16A: Keeping of books in computer floppies, diskettes, etc. - convert into a State-source, deadline and evidence control.
- Section 32A: Compulsory affixing of photograph, etc. - 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 58: Particulars to be endorsed on documents admitted to registration - convert into a State-source, deadline and evidence control.
- Translate electronic books, appointment, e-payment, e-stamp, biometric, e-sign and digital-copy workflows into evidence controls.
- Verify current State amendments, section 69 Rules, fees, portal and office jurisdiction.

Current statutory text / controlled source map

Section 16A - Keeping of books in computer floppies, diskettes, etc..

Section 32A - Compulsory affixing of photograph, etc..

Section 52 - Duties of registering officers when document presented.

Section 58 - Particulars to be endorsed on documents admitted to registration.

Section 59 - Endorsements to be dated and signed by registering officer.

Section 60 - Certificate of registration.

Section 61 - Endorsements and certificate to be copied and document returned.

Section 69 - Power of Inspector-General to superintend registration offices and make rules.

Section-by-section provision map

Provision	Subject / status	Finin2min decode, implementation and evidence
Section 16A	Keeping of books in computer floppies, diskettes, etc. <i>Operative subject to current Central and State law</i>	Section 16A governs keeping of books in computer floppies, diskettes, etc.. 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 32A	Compulsory affixing of photograph, etc. <i>Operative subject to current Central and State law</i>	Section 32A governs compulsory affixing of photograph, etc.. 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 58	Particulars to be endorsed on documents admitted to registration <i>Operative subject to current Central and State law</i>	Section 58 governs particulars to be endorsed on documents admitted to registration. 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 59	Endorsements to be dated and signed by registering officer <i>Operative subject to current Central and State law</i>	Section 59 governs endorsements to be dated and signed 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 60	Certificate of registration <i>Operative subject to current Central and State law</i>	Section 60 governs certificate of registration. 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 61	Endorsements and certificate to be copied and document returned <i>Operative subject to current Central and State law</i>	Section 61 governs endorsements and certificate to be copied and document returned. 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 69	Power of Inspector-General to superintend registration offices and make rules <i>Operative subject to current Central and State law</i>	The Inspector-General makes rules consistent with the Act, subject to State approval and Gazette publication. The operative rulebook is State-specific. 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: The State portal accepts uploads and biometric authentication, but the final deed scan omits an annexure. The transaction team must reconcile the executed original, uploaded file, office scan, certificate and downloaded copy.

Control	Method	Evidence
Digital completion	Track profile, appointment, upload, payment, appearance and certificate milestones.	Portal logs and receipts
File integrity	Hash and compare executed, uploaded and registered copies.	Checksum and version register
Privacy retention	Define lawful collection, access, retention and incident response.	Privacy and security record

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.

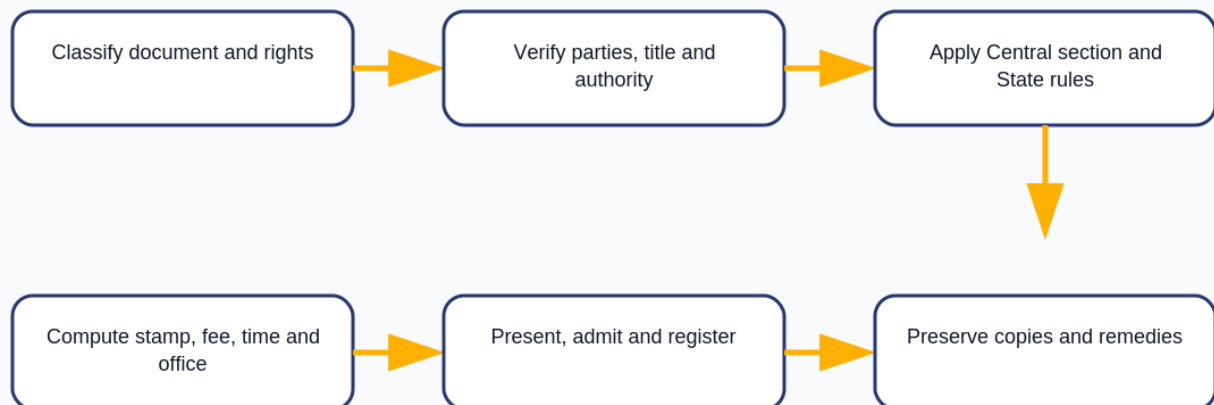
Finin2min Q&A;

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.

Online Registration, Electronic Books and IT Act Interface



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.