

Registration Search, Index Inspection and Certified-copy Due Diligence Master

Use books, indexes and certified copies while recognising search limitations, data quality, name variations and unregistered risks.

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

- Use books, indexes and certified copies while recognising search limitations, data quality, name variations and unregistered risks.
- Verify current State amendments, section 69 Rules, fees, portal and office jurisdiction.

Current statutory text / controlled source map

This is a source-control, amendment, State-deployment or implementation module. Apply it with the official Central Act, current State amendments, section 69 Rules, Gazette notifications, fee tables, portal instructions and transaction-date case law.

Section-by-section provision map

Provision	Subject / status	Finin2min decode, implementation and evidence
Module	Registration Search, Index Inspection and Certified-copy Due Diligence Master	Use books, indexes and certified copies while recognising search limitations, data quality, name variations and unregistered risks. Apply current Central and State sources and preserve the source pack.

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.

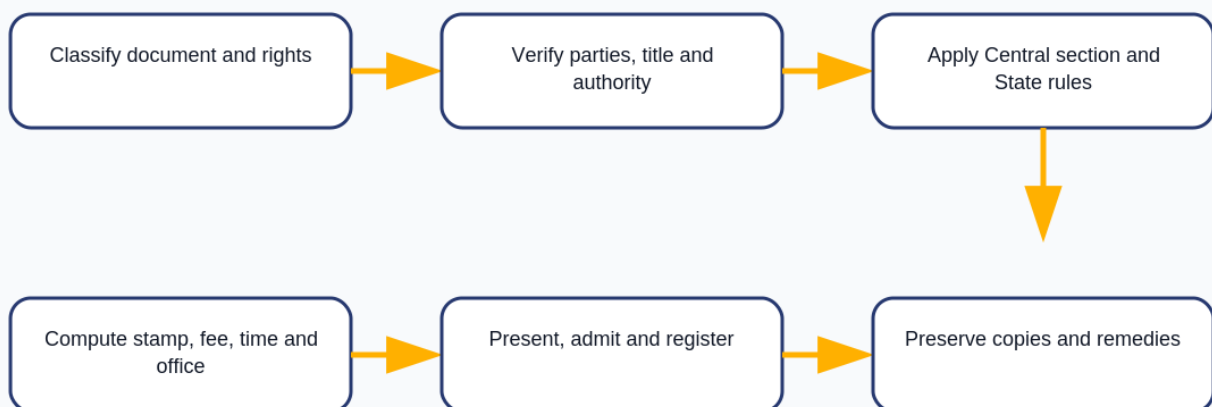
Finin2min Q&A;

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.

Registration Search, Index Inspection and Certified-copy Due Diligence Master



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.