

Chapter IV-G - Anomalous Mortgages, Charges and Merger

Draft anomalous security and charges with priority, merger and enforceability consequences clearly allocated.

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Dedicated Finin2min Summary - Chapter in 2 Minutes

- Section 98: Anomalous mortgages - convert every statutory limb into evidence-backed transaction controls.
- Section 99: Repealed - convert every statutory limb into evidence-backed transaction controls.
- Section 100: Charges - convert every statutory limb into evidence-backed transaction controls.
- Section 101: No merger with subsequent encumbrance - convert every statutory limb into evidence-backed transaction controls.
- Draft anomalous security and charges with priority, merger and enforceability consequences clearly allocated.
- Apply the current official Act and transaction-date State stamp, registration, land, tenancy, RERA and procedural law.

Current statutory text / controlled source map

Section 98 - Anomalous mortgages.
Section 99 - Repealed.
Section 100 - Charges.
Section 101 - No merger with subsequent encumbrance.

Section-by-section provision map

Provision	Subject / status	Finin2min clause-by-clause decode and implementation
Section 98	Anomalous mortgages <i>Operative subject to current official/State law</i>	Section 98 governs anomalous mortgages. Identify actor, property/right, transfer event, statutory conditions, exceptions, notice and legal consequence within the charges and anomalous security framework. Implementation: Record title and authority, transaction dates, consideration, possession, instrument form, stamp/registration status, notice, approvals and third-party claims. Obtain State-specific review before execution or enforcement. Evidence: Official source snapshot; title chain; encumbrance/litigation search; authority; executed instrument; valuation; payment and tax proof; possession/delivery record; notices; registration receipt.
Section 99	Repealed <i>Repealed - historical map only</i>	Section 99 governs repealed. Identify actor, property/right, transfer event, statutory conditions, exceptions, notice and legal consequence within the charges and anomalous security framework. Implementation: Record title and authority, transaction dates, consideration, possession, instrument form, stamp/registration status, notice, approvals and third-party claims. Obtain State-specific review before execution or enforcement. Evidence: Official source snapshot; title chain; encumbrance/litigation search; authority; executed instrument; valuation; payment and tax proof; possession/delivery record; notices; registration receipt.
Section 100	Charges <i>Operative subject to current official/State law</i>	Section 100 governs charges. Identify actor, property/right, transfer event, statutory conditions, exceptions, notice and legal consequence within the charges and anomalous security framework. Implementation: Record title and authority, transaction dates, consideration, possession, instrument form, stamp/registration status, notice, approvals and third-party claims. Obtain State-specific review before execution or enforcement. Evidence: Official source snapshot; title chain; encumbrance/litigation search; authority; executed instrument; valuation; payment and tax proof; possession/delivery record; notices; registration receipt.
Section 101	No merger with subsequent encumbrance <i>Operative subject to current official/State law</i>	Section 101 governs no merger with subsequent encumbrance. Identify actor, property/right, transfer event, statutory conditions, exceptions, notice and legal consequence within the charges and anomalous security framework. Implementation: Record title and authority, transaction dates, consideration, possession, instrument form, stamp/registration status, notice, approvals and third-party claims. Obtain State-specific review before execution or enforcement. Evidence: Official source snapshot; title chain; encumbrance/litigation search; authority; executed instrument; valuation; payment and tax proof; possession/delivery record; notices; registration receipt.

Finin2min implementation explanation

Classify the property interest, parties, authority, consideration, possession and intended legal result. Complete title, encumbrance, litigation and State-law diligence. Select the correct instrument, stamp, registration and perfection route. Block payment or possession until closing conditions and evidence are complete.

Practical examples and calculations

Scenario: A lender receives title documents and a memorandum, then considers enforcement after default. The file must prove mortgage type, creation, priority, secured amount, notice, redemption and statutory enforcement route.

Calculation/control	Method	Evidence
Secured amount	Reconcile principal, contractual interest, default interest, fees, payments and statutory restrictions.	Loan ledger and bank proof
Redemption figure	State cut-off date, principal, lawful interest, costs and release conditions.	Account statement and redemption notice
Priority allocation	Map each mortgage/charge by creation, perfection, notice and statutory priority.	Title, CERSAI/ROC and registration searches

Practical transaction application

1. Classify the transaction and every interest. 2. Complete title, authority, encumbrance, litigation, land-use and possession diligence. 3. Map the Act and State overlays to the instrument. 4. Reconcile consideration, taxes, possession and completion. 5. Preserve closing and enforcement evidence.

Authority, consent and execution controls

Confirm legal identity, capacity, title, board/partner/trustee/co-owner/lender consents, power-of-attorney scope, execution, attestation, witnessing and document custody.

Stamp duty and registration alerts

Apply current State instrument classification, market value, duty, surcharge, registration fee, adjudication and impounding rules. Registration does not cure defective title or prohibited transfer.

Evidence and document-retention checklist

Retain title chain, searches, authority, valuation, tax and KYC records, executed instrument, witness evidence, registration receipt, consideration, possession, originals handover and notices.

Performance, delivery and payment controls

Define conditions precedent, long-stop date, escrow/retention, possession condition, risk transfer, taxes, apportionments, originals handover and post-closing filings.

Breach, loss, mitigation and remedy framework

Separate invalidity, rescission, specific performance, injunction, possession, redemption, foreclosure/sale, damages, restitution and indemnity. Prove causation, market value and mitigation.

Limitation and forum controls

Select relief-specific limitation and forum: civil/Commercial Court, RERA, DRT/DRAT, NCLT, consumer, revenue or arbitration. Compute notice, cure, termination, appeal and enforcement clocks.

Arbitration and mediation interface

Assess arbitrability, rights in rem, statutory forums, third-party interests, interim protection, lis pendens, possession and limitation. Preserve source and evidence during settlement.

Company, partnership, GST and tax overlays

Apply entity authority, charges, RERA, GST, TDS, capital gains, valuation, FEMA, benami, PMLA/KYC, insolvency moratorium and secured-creditor priority.

Finin2min Q&A;

First classify the transaction and title. The common failure is execution or payment before State stamp/registration and third-party rights are verified. A contract does not always transfer title. Maintain a reproducible source, title, authority, closing and remedy file.

Chapter-specific decision flowchart

Classify transaction -> verify title/capacity -> select section and State overlay -> check form/stamp/registration -> close and preserve evidence -> manage breach, remedy and limitation.

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Finin2min decision flow - verify current official and State law before reliance

Official source: <https://www.indiacode.nic.in/bitstream/123456789/2338/1/A1882-04.pdf>

Legal-use note: verify current official and State law and obtain matter-specific advice before execution, registration, enforcement or litigation.