

Recovery of Immovable and Movable Property

Specific Relief Act, 1963

Full local statutory text

Finin2min implementation edition

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Finin2min Summary - Chapter in 2 Minutes

Purpose

This unit converts recovery of immovable and movable property into statutory, transaction, evidence and remedy decisions.

Who is covered

Businesses, contracting parties, partners, buyers, sellers, principals, agents and litigants affected by this chapter.

Main obligations

Read the transaction documents and actual conduct against every statutory limb, exception and connected law.

Key timelines

Record event, breach, refusal, notice, acknowledgment and filing dates; apply the correct Limitation Act article.

Forms and evidence

Use the chapter evidence checklist and State/UT forms where registration or public notice applies.

Top risk

Wrong classification, missing authority, weak evidence, ineffective notice, unverified State process or wrong remedy.

Remedy

Preserve rights, mitigate loss, quantify exposure and confirm forum, arbitration, limitation and interim relief.

Finin2min takeaway

Classify - map law - verify authority - prove performance - quantify consequence - select remedy and forum.

Section-by-section provision map

Provision	Title	Status	Decision theme
s.5	Recovery of specific immovable property	operative	title, property and risk
s.6	Suit by person dispossessed of immovable property	operative	title, property and risk

s.7	Recovery of specific movable property	operative	title, property and risk
s.8	Liability of person in possession, not as owner, to deliver to persons entitled to immediate possession. SPECIFIC PERFORMANCE OF CONTRACTS	operative	title, property and risk

Legal status, amendments and source protocol

Act: Specific Relief Act, 1963; Act 47 of 1963; commencement 1 March 1964.

Source protocol: Complete central provision text is reproduced locally. Retained official India Code PDF extract. Official India Code and Gazette instruments prevail if any discrepancy is identified.

Full statutory text and Finin2min decode

Section 5 - Recovery of specific immovable property

Local statutory-text source control: Retained official India Code PDF extract. [Official India Code source](#) prevails.

Current statutory text

5. Recovery of specific immovable property.—A person entitled to the possession of specific immovable property may recover it in the manner provided by the Code of Civil Procedure, 1908 (5 of 1908).

Finin2min clause-by-clause decode

Clause	Statutory requirement	Finin2min meaning	Evidence/control
Main rule	5. Recovery of specific immovable property.—A person entitled to the possession of specific immovable property may recover it in the manner provided by the Code of Civil Procedure, 1908 (5 of 1908).	Test this main limb within the title, property and risk framework. Operational focus: 5. recovery of specific immovable property.—a person entitled to the possession of specific immovable property may recover it.	Contract/deed, authority, chronology, notices, performance and payment records tied to this limb.

Finin2min implementation explanation

Section 5 is a title, property and risk provision dealing with recovery of specific immovable property. Identify the actor, trigger, cumulative or alternative conditions, provisos, exceptions and legal consequence before reaching a conclusion.

Implementation control: Prepare a title-risk timeline covering identification, appropriation, notice, delivery, documents of title, reservation of disposal and good-faith third-party rights.

Section-level practical application

Transaction test

Apply this provision to the event-date facts and record every satisfied, disputed or inapplicable limb.

Consequence and remedy

Identify how it changes validity, title, authority, liability, payment, rejection, recovery, registration, evidence or relief.

Section 6 - Suit by person dispossessed of immovable property

Local statutory-text source control: Retained official India Code PDF extract. [Official India Code source](#) prevails.

Current statutory text

6. Suit by person dispossessed of immovable property.—(1) If any person is dispossessed without his consent of immovable property otherwise than in due course of law, he or any person 3[through whom

1. The words "except the State of Jammu and Kashmir" omitted by Act 34 of 2019, s. 95 and 96 and the Fifth Schedule (w.e.f. 31-10-2019).

2. 1st March, 1964, vide notification No. S.O. 189, dated 13th January, 1964, see Gazette of India, Extraordinary, Part II, sec. 3(ii).

3. Ins. by Act 18 of 2018, s. 2 (w.e.f. 1-10-2018).

he has been in possession or any person] claiming through him may, by suit, recover possession thereof, notwithstanding any other title that may be set up in such suit.

(2) No suit under this section shall be brought—

(a) after the expiry of six months from the date of dispossession; or

(b) against the Government.

(3) No appeal shall lie from any order or decree passed in any suit instituted under this section, nor shall any review of any such order or decree be allowed.

(4) Nothing in this section shall bar any person from suing to establish his title to such property and to recover possession thereof.

Finin2min clause-by-clause decode

Clause	Statutory requirement	Finin2min meaning	Evidence/ control
Main rule	6. Suit by person dispossessed of immovable property.—	Test this main limb within the title, property and risk framework. Operational focus: 6. suit by person dispossessed of immovable property.—.	Contract/deed, authority, chronology, notices, performance and payment records tied to this limb.
(1)	If any person is dispossessed without his consent of immovable property otherwise than in due course of law, he or any person 3[through whom 1. The words "except the State of Jammu and	Test this (1) within the title, property and risk framework. Operational focus: if any person is dispossessed without his	Contract/deed, authority, chronology, notices, performance and

	Kashmir" omitted by Act 34 of 2019, s. 95 and 96 and the Fifth Schedule (w.e.f. 31-10-2019). 2. 1st March, 1964, vide notification No. S.O. 189, dated 13th January, 1964, see Gazette of India, Extraordinary, Part II, sec. 3	consent of immovable property otherwise than in due course of law.	payment records tied to this limb.
(ii)	. 3. Ins. by Act 18 of 2018, s. 2 (w.e.f. 1-10-2018). he has been in possession or any person] claiming through him may, by suit, recover possession thereof, notwithstanding any other title that may be set up in such suit.	Test this (ii) within the title, property and risk framework. Operational focus: . 3. ins. by act 18 of 2018, s. 2 (w.e.f. 1-10-2018). he has been in possession or.	Contract/deed, authority, chronology, notices, performance and payment records tied to this limb.
(2)	No suit under this section shall be brought—	Test this (2) within the title, property and risk framework. Operational focus: no suit under this section shall be brought —.	Contract/deed, authority, chronology, notices, performance and payment records tied to this limb.
(a)	after the expiry of six months from the date of dispossession; or	Test this (a) within the title, property and risk framework. Operational focus: after the expiry of six months from the date of dispossession; or.	Contract/deed, authority, chronology, notices, performance and payment records tied to this limb.
(b)	against the Government.	Test this (b) within the title, property and risk framework. Operational focus: against the government.	Contract/deed, authority, chronology, notices, performance and payment records tied to this limb.
(3)	No appeal shall lie from any order or decree passed in any suit instituted under this section, nor shall any review of any such order or decree be allowed.	Test this (3) within the title, property and risk framework. Operational focus: no appeal shall lie from any order or decree passed in any suit	Contract/deed, authority, chronology, notices, performance and

		instituted under this section, nor.	payment records tied to this limb.
(4)	Nothing in this section shall bar any person from suing to establish his title to such property and to recover possession thereof.	Test this (4) within the title, property and risk framework. Operational focus: nothing in this section shall bar any person from suing to establish his title to such property and.	Contract/deed, authority, chronology, notices, performance and payment records tied to this limb.

Finin2min implementation explanation

Section 6 is a title, property and risk provision dealing with suit by person dispossessed of immovable property. Identify the actor, trigger, cumulative or alternative conditions, provisos, exceptions and legal consequence before reaching a conclusion.

Implementation control: Prepare a title-risk timeline covering identification, appropriation, notice, delivery, documents of title, reservation of disposal and good-faith third-party rights.

Section-level practical application

Transaction test

Apply this provision to the event-date facts and record every satisfied, disputed or inapplicable limb.

Consequence and remedy

Identify how it changes validity, title, authority, liability, payment, rejection, recovery, registration, evidence or relief.

Section 7 - Recovery of specific movable property

Local statutory-text source control: Retained official India Code PDF extract. [Official India Code source](#) prevails.

Current statutory text

7. Recovery of specific movable property.—A person entitled to the possession of specific movable property may recover it in the manner provided by the Code of Civil Procedure, 1908 (5 of 1908).

Explanation 1.—A trustee may sue under this section for the possession of movable property to the beneficial interest in which the person for whom he is trustee is entitled.

Explanation 2.—A special or temporary right to the present possession of movable property is sufficient to support a suit under this section.

Finin2min clause-by-clause decode

Clause	Statutory requirement	Finin2min meaning	Evidence/ control
Main rule	7. Recovery of specific movable property.—A person entitled to the possession of specific movable property may recover it in the manner provided by the Code of Civil Procedure, 1908 (5 of 1908). Explanation 1.—A trustee may sue under this section for the possession of movable property to the beneficial interest in which the person for whom he is trustee is entitled. Explanation 2.—A special or temporary right to the present possession of movable property is sufficient to support a suit under this section.	Test this main limb within the title, property and risk framework. Operational focus: 7. recovery of specific movable property.—a person entitled to the possession of specific movable property may recover it.	Contract/deed, authority, chronology, notices, performance and payment records tied to this limb.

Finin2min implementation explanation

Section 7 is a title, property and risk provision dealing with recovery of specific movable property. Identify the actor, trigger, cumulative or alternative conditions, provisos, exceptions and legal consequence before reaching a conclusion.

Implementation control: Prepare a title-risk timeline covering identification, appropriation, notice, delivery, documents of title, reservation of disposal and good-faith third-party rights.

Section-level practical application

Transaction test

Apply this provision to the event-date facts and record every satisfied, disputed or inapplicable limb.

Consequence and remedy

Identify how it changes validity, title, authority, liability, payment, rejection, recovery, registration, evidence or relief.

Section 8 - Liability of person in possession, not as owner, to deliver to persons entitled to immediate possession.

SPECIFIC PERFORMANCE OF CONTRACTS

Local statutory-text source control: Retained official India Code PDF extract. [Official India Code source](#) prevails.

Current statutory text

8. Liability of person in possession, not as owner, to deliver to persons entitled to immediate possession.—Any person having the possession or control of a particular article of movable property, of which he is not the owner, may be compelled specifically to deliver it to the person entitled to its immediate possession, in any of the following cases:—

- (a) when the thing claimed is held by the defendant as the agent or trustee of the plaintiff;
- (b) when compensation in money would not afford the plaintiff adequate relief for the loss of the thing claimed;
- (c) when it would be extremely difficult to ascertain the actual damage caused by its loss;
- (d) when the possession of the thing claimed has been wrongfully transferred from the plaintiff.

Explanation.—Unless and until the contrary is proved, the court shall, in respect of any article of movable property claimed under clause (b) or clause (c) of this section, presume—

- (a) that compensation in money would not afford the plaintiff adequate relief for the loss of the thing claimed, or, as the case may be;
- (b) that it would be extremely difficult to ascertain the actual damage caused by its loss.

CHAPTER II

SPECIFIC PERFORMANCE OF CONTRACTS

Finin2min clause-by-clause decode

Clause	Statutory requirement	Finin2min meaning	Evidence/control
Main rule	8. Liability of person in possession, not as owner, to deliver to persons entitled to immediate possession.—Any person having the possession or control of a particular article of movable property, of which he is not the owner, may be compelled specifically to deliver it to the person entitled to its immediate possession, in any of the following cases:—	Test this main limb within the title, property and risk framework. Operational focus: 8. liability of person in possession, not as owner, to deliver to persons entitled to immediate possession.— any person.	Contract/deed, authority, chronology, notices, performance and payment records tied to this limb.
(a)	when the thing claimed is held by the defendant as the agent or trustee of the plaintiff	Test this (a) within the title, property and risk framework. Operational focus: when the thing claimed is held by the	Contract/deed, authority, chronology, notices, performance and

		defendant as the agent or trustee of the plaintiff.	payment records tied to this limb.
(b)	when compensation in money would not afford the plaintiff adequate relief for the loss of the thing claimed	Test this (b) within the title, property and risk framework. Operational focus: when compensation in money would not afford the plaintiff adequate relief for the loss of the thing claimed.	Contract/deed, authority, chronology, notices, performance and payment records tied to this limb.
(c)	when it would be extremely difficult to ascertain the actual damage caused by its loss	Test this (c) within the title, property and risk framework. Operational focus: when it would be extremely difficult to ascertain the actual damage caused by its loss.	Contract/deed, authority, chronology, notices, performance and payment records tied to this limb.
(d)	when the possession of the thing claimed has been wrongfully transferred from the plaintiff. Explanation.—Unless and until the contrary is proved, the court shall, in respect of any article of movable property claimed under clause	Test this (d) within the title, property and risk framework. Operational focus: when the possession of the thing claimed has been wrongfully transferred from the plaintiff. explanation.—unless and until the.	Contract/deed, authority, chronology, notices, performance and payment records tied to this limb.
(b)	or clause	Test this (b) within the title, property and risk framework. Operational focus: or clause.	Contract/deed, authority, chronology, notices, performance and payment records tied to this limb.
(c)	of this section, presume—	Test this (c) within the title, property and risk framework. Operational focus: of this section, presume—.	Contract/deed, authority, chronology, notices, performance and

			payment records tied to this limb.
(a)	that compensation in money would not afford the plaintiff adequate relief for the loss of the thing claimed, or, as the case may be	Test this (a) within the title, property and risk framework. Operational focus: that compensation in money would not afford the plaintiff adequate relief for the loss of the thing claimed.	Contract/deed, authority, chronology, notices, performance and payment records tied to this limb.
(b)	that it would be extremely difficult to ascertain the actual damage caused by its loss. CHAPTER II SPECIFIC PERFORMANCE OF CONTRACTS	Test this (b) within the title, property and risk framework. Operational focus: that it would be extremely difficult to ascertain the actual damage caused by its loss. chapter ii specific.	Contract/deed, authority, chronology, notices, performance and payment records tied to this limb.

Finin2min implementation explanation

Section 8 is a title, property and risk provision dealing with liability of person in possession, not as owner, to deliver to persons entitled to immediate possession. specific performance of contracts. Identify the actor, trigger, cumulative or alternative conditions, provisos, exceptions and legal consequence before reaching a conclusion.

Implementation control: Prepare a title-risk timeline covering identification, appropriation, notice, delivery, documents of title, reservation of disposal and good-faith third-party rights.

Section-level practical application

Transaction test

Apply this provision to the event-date facts and record every satisfied, disputed or inapplicable limb.

Consequence and remedy

Identify how it changes validity, title, authority, liability, payment, rejection, recovery, registration, evidence or relief.

Practical examples and calculations

Chapter scenario

A live transaction raises issues concerning recovery of immovable and movable property. Freeze the event date, map each statutory condition, preserve authority and performance evidence, quantify exposure and choose remedy only after limitation and forum review.

Calculation	Method	Evidence
Price / consideration	Reconcile base amount, GST/tax, credits, retention, deductions and payment terms.	Contract, invoice, ledger, tax documents and bank proof.
Loss / compensation	Separate direct loss, consequential loss, avoided cost, mitigation, restitution, interest and stipulated sum.	Loss model, market evidence and mitigation log.
Partner settlement	Reconcile capital, current accounts, loans, drawings, profit share, assets, liabilities and goodwill.	Deed, ledgers, bank records and valuation.
Limitation	Record accrual, breach/refusal, notice, acknowledgment, exclusion and filing date.	Chronology and limitation memorandum.

Practical transaction application

1. Identify the transaction, relationship, parties and event date.
2. Map every provision to the contract/deed and actual conduct.
3. Record conditions satisfied, disputed, waived, excused or prevented.
4. Reconcile authority, delivery/performance, acceptance, payment and notices.
5. Quantify exposure and choose cure, termination, recovery, settlement or litigation strategy.

Authority, consent and execution controls

Authority

- Correct legal entities and counterparties.
- Board, partner, power-of-attorney or delegated authority.
- Ordinary-course and implied-authority limits.
- Third-party knowledge of restrictions.

Consent

- Offer, acceptance and agreed version.
- Capacity, free consent and disclosures.
- Conditions precedent and approvals.
- No unauthorised post-execution alteration.

Execution

- Complete schedules and annexures.
- Witnessing, attestation and e-sign audit trail.
- Counterparts, date and place.
- Original and certified-copy custody.

Stamp duty and registration alerts

Stamp duty is State/UT-specific. Classify the true instrument, place of execution or receipt, consideration and property. Registration is a separate enquiry. Insufficient stamping may require impounding; non-registration may affect property and third-party enforceability.

Instrument	Alert
Commercial agreement	Do not default to a generic article if the substance is indemnity, guarantee, security, transfer, lease or another specifically charged instrument.
Partnership deed/reconstitution	Check capital contribution, immovable property, retirement/dissolution and Registrar filing separately.
Sale of movable goods	Coordinate contract, invoice, GST/e-invoice, transport and sectoral records.
Property-related relief	Check compulsory registration, title, court fee and decree-registration effects.

Evidence and document-retention checklist

Core file

- Executed contract or instrument
- Title and chain documents
- Readiness and funding evidence
- Performance and tender record
- Notice and cure correspondence
- Expert and valuation material
- Possession and third-party search
- Limitation and relief matrix

Electronic evidence

- Native email/message and metadata.
- Version history and e-sign certificate.
- System logs and acknowledgements.
- Legal hold and defensible export.

Retention

- Executed originals and amendments.
- Authority and entity records.
- Tax, payment and accounting records.
- Claims and litigation records through final disposal.

Forms, registers and operational records

Record/form	Control
No universal Central form	Relief is claimed through pleadings and procedural forms under the CPC, court rules and local filing systems.
Readiness and willingness file	Maintain funds, approvals, tender and performance evidence.
Injunction evidence pack	Preserve threatened act, urgency, balance of convenience and irreparable-harm material.

Performance, delivery and payment controls

Stage	Control	Proof
Obligation matrix	List each reciprocal obligation, owner, due date, dependency and consequence.	Signed matrix tied to contract sections.
Delivery/ performance	Record dispatch, carrier, title/risk point, milestones, inspection and acceptance/rejection.	Delivery documents, certificates and correspondence.
Payment	Reconcile invoice, tax, credit, retention, set-off, due date and bank receipt.	Invoice, e-invoice, ledger and bank proof.
Change/cure	Use authorised variation and cure procedures; avoid informal waiver.	Change order, approval and cure closure.

Breach, loss, mitigation and remedy framework

1. Identify the exact obligation and legally material breach.
2. Confirm causation, remoteness, foreseeability and proof of loss.
3. Record mitigation, avoided cost and substitute performance.
4. Test damages, price, restitution, lien, stoppage, accounts, dissolution, specific performance, injunction, rescission, rectification, cancellation or declaration.
5. Check remedy election, double recovery, caps/exclusions and public policy.

Limitation and forum controls

Control	Analysis
Accrual	Classify cause of action and record breach, refusal, knowledge, demand and continuing-obligation dates.
Limitation	Apply the correct article; test acknowledgment, part-payment, exclusion and disability.
Jurisdiction	Check territorial/pecuniary rules, Commercial Courts threshold, exclusive forum and special court.
Interim relief	Assess preservation, injunction, receiver, security and evidence protection.
Appeal/ enforcement	Map decree/award challenge, execution, interest and cross-border enforcement.

Arbitration and mediation interface

- Validate agreement, signatories, scope, seat, rules and appointment mechanism.
- Separate substantive rights from forum selection and identify non-arbitrable issues.
- Check interim measures, consolidation, joinder and multi-contract issues.
- Preserve limitation during negotiation or mediation.
- Record settlement authority, confidentiality, tax, stamp and enforceability.

Company, partnership, GST and tax overlays

Overlay	Questions
Companies Act	Authority, objects, approvals, related-party, loan/guarantee/security and disclosure requirements.
Partnership/LLP	Deed/LLP authority, current constitution and public records.
GST	Supply, time/place/value, invoice/e-invoice, ITC, credit note, advance, damages and settlement treatment.
Income tax/TDS	Withholding, partner remuneration/interest, capital/revenue, bad debt, settlement and transfer consequences.
IBC/FEMA/ consumer	Moratorium and avoidance, cross-border payment/governing law, consumer and e-commerce protection.

Binding and foundational judicial principles

Authority	Principle	Verification
K. Narendra v. Riviera Apartments	Specific performance requires equitable and statutory assessment of the contract, conduct and circumstances.	Verify official judgment and later treatment.
N.P. Thirugnanam v. Dr. R. Jagan Mohan Rao	Readiness and willingness must be proved continuously where the statute requires it.	Verify official judgment and later treatment.
Man Kaur v. Hartar Singh Sangha	Personal knowledge, pleading and proof of readiness and willingness cannot be replaced mechanically by an attorney.	Verify official judgment and later treatment.
Dalpat Kumar v. Prahlad Singh	Temporary injunction analysis generally examines prima facie case, balance of convenience and irreparable injury.	Verify official judgment and later treatment.

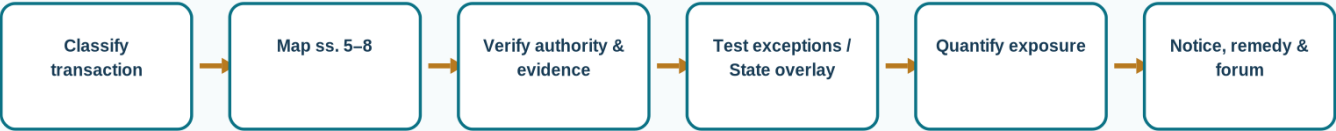
Central and State/UT variation alerts

Court fees, pecuniary jurisdiction, special-court notifications, local civil rules and infrastructure designations require location-specific verification.

Use the State/UT variation register in the data folder for the live source checklist.

Chapter-specific decision flowchart

SRA-C02 · Finin2min decision path



Title suits, summary possession, movable recovery and fiduciary possession. Verify the current official source before professional reliance.

Finin2min Q&A

What decision does SRA-C02 help a business make?

It determines how recovery of immovable and movable property should be classified, documented, performed and enforced under sections 5-8 of the Specific Relief Act, 1963.

Which provision should be read first in SRA-C02?

Begin with section 5 (Recovery of specific immovable property) and then read the connected definitions, exceptions and remedy provisions in sequence.

What is the principal implementation risk in SRA-C02?

Applying a commercial label without proving the statutory conditions for recovery of immovable and movable property, or acting without authority, notice, performance and payment evidence.

Which execution checks are specific to SRA-C02?

Confirm the correct entities, signatory authority, consent, complete annexures, stamp and registration treatment, digital audit trail and approvals relevant to recovery of immovable and movable property.

How should evidence be indexed for SRA-C02?

Link every section in the chapter with the contract or deed, authority, chronology, notices, performance, delivery, payment, loss and remedy evidence supporting it.

What calculation should be retained for SRA-C02?

Retain the relevant price, tax, interest, partner-account, loss, mitigation, restitution or relief working with sources and assumptions, not only the final number.

How does limitation affect SRA-C02?

Classify the precise cause of action associated with recovery of immovable and movable property, record accrual, refusal, notice, acknowledgment and exclusion dates, and apply the correct Limitation Act article.

Can arbitration resolve every dispute arising under SRA-C02?

Arbitration may govern the forum, but it does not validate illegality, remove mandatory rules or make a non-arbitrable subject arbitrable. Check scope, seat and interim relief.

Which tax and entity overlays should be checked for SRA-C02?

Check Companies Act authority and related-party controls, partnership constitution, GST supply and invoice consequences, withholding, accounting and insolvency effects.

What is the final professional sign-off for SRA-C02?

Confirm the current statutory source, section conclusions, State variation, authority, calculation, limitation, remedy, forum and complete evidence trail.

Why is section 8 important to SRA-C02?

Section 8 (Liability of person in possession, not as owner, to deliver to persons entitled to immediate possession. SPECIFIC PERFORMANCE OF CONTRACTS) completes the chapter control and must be tested independently.

Official sources and verification status

- [Specific Relief Act, 1963 - India Code](#)
- Official Gazette and applicable State/UT Gazette, Registrar and court portals.
- Review date: 2026-07-18.