

Sections of The Registration Act, 1908		Corresponding Sections of The Registration Bill, 2025	
Section	Description of Title	Section	Description of Title
1	Short title, extent and commencement	1	Short title, extent and commencement
2	Definitions	2	Definitions
2(1)	Addition	2(1)(a)	Addition
2(2)	Book	2(1)(c)	Book
2(3)	District and sub-district	2(1)(e)	District
		2(1)(u)	Sub-district
2(4)	District Court	-	-
2(5)	Endorsement and Endorsed	2(1)(f)	Endorsement and Endorsed
2(6)	Immoveable Property	2(1)(h)	Immoveable Property
2(6A)	India	-	-
2(7)	Lease	2(1)(j)	Lease
2(8)	Minor	2(1)(k)	Minor
2(9)	Movable Property	2(1)(n)	Movable Property
2(10)	Representative	2(1)(t)	Representative
3	Inspector General of Registration	4	Inspector General of Registration
4	Branch Inspector of Sindh (Repealed)		
5	Districts and Sub Districts	3	Districts and Sub-Districts
6	Registrars and Sub-Registrars	5	Registrars and Sub-Registrars
7	Offices of Registrar and Sub Registrar	6	Offices of Registrar and Sub Registrar
8	Inspectors of Registration Offices	-	-
9	Military Cantonments may be declared sub-districts or districts (Repealed)		
10	Absence of Registrar or vacancy in his office	8(1)	Absence of Registrar or vacancy in her office
11	Absence of Registrar on duty in his district	8(2)	Absence of Registrar on duty in her district
12	Absence of Sub-Registrar or vacancy in his office	9	Absence of Sub-Registrar or vacancy in her office
13	Report to State Government of appointments under sections 10, 11 and 12	10	Report to the appropriate government of appointments
14	Establishment of registering officers	-	-
15	Seal of Registering officers	11	Seal of Registering officers
16	Register books and fire-proof boxes	65	Register-books and safe custody of documents
16A	Keeping of books in computer floppies, diskettes, etc.	65(4)(5)	Register-books and safe custody of documents
17	Documents of which registration is compulsory	12	Compulsory Registration of Documents
18	Documents of which registration is optional	13	Optional registration of documents
19	Documents in language not understood by registering officer	35	Document in language not understood by registering officer
20	Documents containing interlineations, blanks, erasures or alterations	36	Documents containing interlineations, blanks, erasures or alterations
21	Description of property and maps or plans	34	Description of property in documents presented for registration
22	Description of houses and land by reference to Government maps or surveys	34	Description of property in documents presented for registration
23	Time for presenting documents	20	Time for presenting documents for registration
23A	Re-registration of certain documents	57	Re-Registration after rectification of errors
24	Documents executed by several persons	21	Time for presenting document executed by several persons at different time
25	Provision where delay in presentation is unavoidable	22	Provision where delay in presentation is unavoidable

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Section	Description of Title	Section	Description of Title
26	Documents executed out of India	23	Documents executed outside India
27	Wills may be presented or deposited at any time	44	Time for presentation of wills
28	Place for registering documents relating to land	24	Office for registering documents relating to land
29	Place for registering other documents	25	Office for registering other documents
30	Registration by Registrars in certain cases	26	Registration by Registrars in certain cases
31	Registration or acceptance for deposit at private residence	27	Registration or acceptance for deposit at private residence
32	Persons to present documents for registration	28	Persons to present document for registration
32A	Compulsory affixing of photograph etc	29	Identify verification for registration
33	Power of attorney recognisable for purposes of Section 32	30	Power of attorney recognisable for purposes of Section 28
34	Enquiry before registration by registering officer	37	Enquiry and verification by registering officer
35	Procedure on admission and denial of execution respectively	39	Admission and denial of execution respectively
36	Procedure where appearance of executant or witness is desired	41	Procedure where appearance of executant of witness is desired
37	Officer or Court to issue and cause service of summons	41(3)	Procedure where appearance of executant of witness is desired
38	Persons exempt from appearance at registration office	42	Persons exempt from appearance at registration office
39	Law as to summonses, commissions and witnesses	43	Law as to summonses, commissions and witnesses
40	Persons entitled to present wills and authorities to adopt	45	Persons entitled to present wills and authorities to adopt
41	Registration of wills and authorities to adopt	46	Registration of wills and authorities to adopt
42	Deposit of Wills	47	Deposit of Wills
43	Procedure on deposit of wills	48	Procedure on deposit of wills
44	Withdrawal of sealed cover deposited under Section 42	49	Withdrawal of sealed cover deposited under Section 47 and 48
45	Procedure on death of depositor	50	Proceedings on death of depositor
46	Saving of certain enactments and powers of courts	51	Saving of certain enactments and powers of courts
47	Time from which registered document operates	16	Time from which registered document operates
48	Registered documents relating to property when to take effect against oral agreements	17	Registered documents relating to property when to take effect against oral agreements
49	Effect of non-registration of documents required to be registered	18	Effect of non-registration of documents required to be registered
50	Certain registered documents relating to land to take effect against unregistered documents	19	Certain registered documents relating to land to take effect against unregistered documents
51	Register-books to be kept in the several offices	66	Register-books to be kept in the several offices
52 (1)	Duties of registering officers when document presented	38	Endorsement and receipt of document presented for registration
52(2)	Duties of registering officers when document presented	-	-

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Section	Description of Title	Section	Description of Title
53	Entries to be numbered consecutively	66(4)	Registered books to be kept in several offices
54	Current indexes and entries therein	67	Current indexes and entries
55	Indexes to be made by registering officers and their contents	-	-
56	Copy of entries in Indexes Nos. I, II and III (Repealed)	-	-
57	Registering officers to allow inspection of certain books and indexes and to give certified copies entries	68	Registering officers to allow inspection of certain books and indexes and to give certified copies entries
58	Particulars to be endorsed on documents admitted to registration	40	Particulars to be endorsed on documents admitted to registration
59	Endorsements to be dated and signed by registering officer	40(3)	Particulars to be endorsed on documents admitted to registration
60	Certificate of registration	52	Certificate of registration
61	Endorsements and certificate to be copied and document returned	53	Endorsements and certificate to be copied and document returned
62	Procedure on presenting document in language unknown to registering officer	35	Document in language not understood by registering officer
63	Power to administer oaths and record of substance of statements.	-	-
64	Procedure where document relates to land in several sub-districts	55	Procedure where document relates to land in several sub-districts or districts
65	Procedure where document relates to land in several districts		
66	Procedure after registration of documents relating to land	56	Procedure after registration of documents relating to land
67	[Procedure after registration under section 30, sub-section (2)] - <i>Repealed</i>		
68	Power of Registrar to superintend and control Sub-Registrars.	7	Power of Registrar to superintend and control Sub-Registrars.
69	Power of Inspector-General to superintend registration offices and make rules	4(6)	The Inspector General of Registration must exercise a general superintendence over all the registration offices in the territories under the appropriate government.
70	Power of Inspector-general to remit fines	75	Power of Inspector-General to remit fines
71	Reasons for refusal to register to be recorded	59	Reasons for refusal to register to be recorded
72	Appeal to Registrar from orders of Sub-Registrar refusing registration on ground other than denial of execution	60	Appeals from orders of Sub-registrar refusing registration on grounds other than denial of execution
73	Application to Registrar where Sub-Registrar refuses to register on ground of denial of execution	61	Application to registrar on refusal on the ground of denial of execution
74	Procedure of Registrar on such application		
75	Order by Registrar to register and procedure thereon		
76	Order of refusal by Registrar	62	Order of refusal by Registrar
77	Suit in case of order of refusal by Registrar	63	Suit in case of order of refusal by Registrar
78	Fees to be fixed by the State Government	70	Fees to be fixed by the appropriate government
79	Publication of fees	70	Fees to be fixed by the appropriate government
80	Fees payable on presentation	71	Fees payable on presentation – N.B.: a provision to include the mechanism for refund has also been introduced

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81	Penalty for incorrectly endorsing, copying, translating or registering documents with intent to injure	72	Penalty for incorrectly endorsing, copying, translating or registering documents with intent to injure – N.B. The period of imprisonment has been reduced to a term of three years from that of seven years.
82	Penalty for making false statements, delivering false copies or translations, false personation, and abetment	73	Penalty for making false statements, delivering false copies or translations, false personation, and abetment. N.B. The period of imprisonment has been reduced to a term of three years from that of seven years.
83	Registering officers may commence prosecutions	74	Registering officers may commence prosecutions
84	Registering officers to be deemed public servants	76	Registering officers to be deemed public servants
85	Destruction of unclaimed documents	77	Destruction of Physical Unclaimed documents
86	Registering officer not liable for thing bona fide done or refused in his official capacity	78	Protection of action taken in good faith
87	Nothing so done invalidated by defect in appointment or procedure	79	Nothing so done invalidated by defect in appointment or procedure
88	Registration of documents executed by Government officers or certain public functionaries	31	Exemption from appearance of government officers or certain public functionaries
89	Copies of certain orders, certificates and instruments to be sent to registering officers and filed	14	Copies of certain orders, certificates and instruments to be sent to registering officers and filed
90	Exemption of certain documents executed by or in favour of Government	15	Exemption of certain documents executed by or in favour of Government
91	Inspection and copies of such documents	69	Inspection and copies of such documents
92	Burmese registration-rules confirmed – <i>Repealed</i>	-	-
93	Repeals	-	-