

Registration Act, 1908

Section 28 - Place for Registering Documents Relating to Land

Save as in this Part otherwise provided, every document mentioned in section 17, sub-section (1), clauses (a), (b), (c) 1 [, (d) and (e), section 17, sub-section (2), insofar as such document affects immovable property,] and section 18, clauses (a), (b) 2 [(c) and (cc),] shall be presented for registration in the office of a Sub-Registrar within whose sub-district the whole or some portion of the property to which such document relates is situate.

STATE AMENDMENTS

3 Andhra Pradesh:

In section 28, for the expression "clauses (a), (b), (c), (d) and (e) of section 17, sub-section 2", the expression "clauses (a), (b), (c), (d), (e), (f) and (g) of section 17, sub-section (2)", and for expression "clauses (a), (b), (c) and (cc)" the expression "clauses (a), (b) and (cc)" shall be substituted.

4 Bihar:

Substitute section 28 as under:

"28. Place for registering documents relating to land.--Save as in this part otherwise provided every document mentioned in clauses (a), (b), (c), (d) and (e) of sub-section (1) and sub-section (2) of section 17 insofar as such documents affect immovable property and in clauses (a), (b), (c) and (cc) of section 18 shall be presented for registration in the office of the Sub-Registrar within whose sub-district or district the whole of the property to which such document relates is situated in the State of Bihar."

5 Gujarat:

Amendment is the same as that of Maharashtra.

6 7 [Maharashtra:

(i) In section 28 for the letters, brackets and word "(b) and (c)" substitute the brackets, letters and word "(b), (c), (cc) and (ee)".

(ii) For brackets, letters, word and figure "(ee) and (eee)", brackets, letters and words "and (ee)" shall be substituted.

8 Pondicherry:

Section 28 shall be substituted as under:

"28. Place for registering documents relating to land.--Save as in this Part otherwise provided,--

(a) every document mentioned in clauses (a), (b), (c), (d) and (e) of sub-section (1) and sub-section (2) of section 17, in so far as such document affects immovable property and in clauses (a), (b), (c) and (cc) of section 18 shall be presented for registration in the office of a Sub-Registrar within whose sub-district the whole or some portion of the property to which such document relates is situate in the Union Territory of Pondicherry; and

(b) any document registered outside the Union Territory of Pondicherry in contravention of the provisions of clause (a) shall be deemed to be null and void."

1. In section 28, omit the words, figures and letters "sub-section (1), clauses (a), (b), (c), (d) and (e), section 17, sub-section (2)". For the words "section 18, clauses (a), (b), (c) and (cc)", substitute "every document mentioned in section 18, clause (c)".

2. (i) The words "or some portion" shall be omitted.

(ii) The following proviso to be inserted, namely:--

"Provided that the document of award, exchange, gift, mortgage, partition, settlement and trust insofar as such document affects immovable property shall be presented for registration in the office of a Sub-Registrar within whose sub-district the whole or major portion or half-portion of the property to which such document relates is situate."

1. Substituted by Act 33 of 1940, section 3, for "and (d)".

2. Substituted by Act 33 of 1940, section 3, for "and (c)".

3. Vide Andhra Pradesh Act 4 of 1999, section 5.

4. Vide Bihar Act 6 of 1991, section 3 (w.e.f. 8-8-1991).

5. Vide Act 11 of 1960, section 87; Gujarat A.L.O., 1960 (w.e.f. 1-7-1961).

6. Vide Bombay Acts 14 of 1939, section 4; 14 of 1947, read with 35 of 1958, section 2 (w.e.f. 28-4-1958) and 6 of 1960, section 43 (w.e.f. 1-1-1961).

7. Vide Maharashtra Act 20 of 1971, section 58 (w.e.f. 15-6-1972).

8. Vide Pondicherry Act 5 of 1999 (w.e.f. 4-5-1999).

9. Vide Uttar Pradesh Act 19 of 1981, section 8 (w.r.e.f. 1-8-1981).

10. Vide Uttar Pradesh Act 27 of 1994, section 3.