

The Sindh Registration Act

(Act No. XVI of 1908)

As Applicable to the Province of Sindh

Amendment Up to Date

3rd May 2024

**along with Important Decisions/ Case Laws of Superior
Courts of Pakistan.**

Amendments Up to date:

- The Sindh Registration [Amendment] Act, 2013 (Act No. VI of 2014)
- The Registration Sindh [Amendment] Act, 2024((Act No. I of 2024)

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The Sindh Registration Act

(Act No. XVI of 1908)

As Applicable to the Province of Sindh

Amendment Up to Date

3rd May 2024

An Act to consolidate the enactments relating to the Registration of documents

Preamble: Whereas it is expedient to consolidate the enactments relating to the registration of documents:

It is hereby enacted as follows: -

PART- I PRELIMINARY

- Short title, extent and commencement:** (1) This Act may be called the Registration Act, 1908.
(2) It extends to the whole of ¹[Sindh] except such Districts or tracts of country as the Government may exclude from its operation.
(3) It shall one into force on the first day of January, 1909.
- Definitions:** In this Act, unless there is anything repugnant in the subject or context,
 - addition means the place of residence, and the profession, trade, rank and the title (if any) of a person described, and his father's name, or where he is usually described as the son of his mother then his mother's name ;
 - 'book' includes a portion of a book and also any number of sheets connected together with a view of forming a book or portion of a book. ;

[(2-a) 'co-operative society' means a co-operative society registered under the Cooperative Societies Act, 1912 (II of 1912), or under any other law for the time being in force relating to the registration of co-operative societies;]

 - 'district' and 'sub-district' respectively mean a district and sub-district formed under this Act;
 - 'District Court' includes the High Court in its ordinary original civil jurisdiction;
 - 'endorsement' and 'endorsed' include and apply to an entry in writing by a registering officer on a rider or covering slip to any document tendered for registration under this Act;

¹ Word [Sindh] is substituted by The Registration (Sindh Amendment) Act, No. I of 2024.S.2 (i) dt. 21st June, 2024.

- (4) 'immovable property' includes land, buildings, benefits to arise out of land, things attached to the earth, or permanently fastened to anything attached to the earth, hereditary allowances, rights to ways, lights, ferries and fisheries but does not include-
 - (a) standing timber, growing crops or grass whether immediate severance thereof is intended or not;
 - (b) fruit upon and juice in trees whether in existence or to grow in future ; and
 - (c) machinery embedded in or attached to the earth, when dealt with apart from the land ;
- (5)
- (6) 'lease' includes a counterpart, kabuliyat and an undertaking to cultivate or occupy ;
- (7) 'minor' means a person who, according to the personal law to which he is subject, has not attained majority ;
- (8) 'movable property' means property of every description, except immovable property ; and
- (9) "representative" includes the guardian of a minor and the committee or other legal curator of a lunatic or idiot.

PART-II

OF THE REGISTRATION ESTABLISHMENT

- 3. Inspector-General of Registration:** (1) The Government shall appoint an officer to be the Inspector-General of Registration for the territories subject to such Government:

Provided that the Government may, instead of making such appointment, direct that all or any of the powers and duties hereinafter conferred and imposed upon the Inspector-General shall be exercised and performed by such officer or officers, and within such local limits, as the Government appoints in this behalf.

- (2) Any Inspector-General may hold simultaneously any other office in the service of the State.

- 4. Branch Inspector-General of Sindh:** [Repealed by the A.O., 1937.]

- 5. Districts and sub-districts:** (1) For the purposes of this Act, the Government shall form districts and sub-districts, and shall prescribe, and may alter, the limits of such districts and sub-districts.

- (2) The district and sub-districts formed under this section, together with the limits thereof, and every alteration, of such limits, shall be notified in the official Gazette.

- (3) Every such alteration shall take effect on such day after the date of the notification as is therein mentioned.

SINDH AMENDMENT-2014

2[6. Registrars and Sub-Registrars.- The Government may appoint such public officers to be Registrars and Sub-Registrars who are duly qualified for holding these posts and have undergone prescribed trainings and have passed the prescribed examination or are holding a post of District Registrar (BS-18) included in the cadre schedule in Revenue related posts.”.

- 7. Offices of Registrar and Sub-Registrar:** (1) The Government shall establish in every district an office to be styled the office of the Registrar and in every sub-district an office or offices to be styled the office of the Sub-Registrar of the offices of the Joint Sub-Registrars.
- (2) The Government may amalgamate with any office of a Registrar any office of a Sub-Registrar subordinate to such Registrar, and may authorize any Sub-Registrar whose office has been so amalgamated to exercise and perform, in addition to his own powers and duties, all or any of the powers and duties of the Registrar to whom he is subordinate:

Provided that no such authorization shall enable a Sub-Registrar to hear an appeal against an order passed by himself under this Act.

- 8. Inspectors of Registration offices:** (1) The Government may also appoint officers, to be called inspectors of Registration-offices, and may prescribe the duties of such officers.
- (2) Every such Inspector shall be subordinate to the Inspector- General.
- 9. Military Cantonments may be declared sub-districts or districts:** [Repealed by Act, X of 1927, Section 3 and Schedule II.]
- 10. Absence of Registrar or vacancy in his office:** (1) When any Registrar is absent otherwise than on duty in his district, or when his office is temporarily vacant, any person whom the Inspector-General appoints in this behalf, or, in default of such appointment, the Judge of the District Court within the local limits of whose jurisdiction the Registrar's office is situate, shall be the Registrar during such absence or until the Government fills up the vacancy.
- (2) [Omitted by the A.O., 1949.]
- 11. Absence of Registrar on duty in his district:** When any Registrar is absent from his office on duty in his district, he may appoint any Sub-Registrar or other person in his district to perform, during such absence, all the duties of a Registrar except those mentioned in Sees. 68 and 72.
- 12. Absence of Sub-Registrar or vacancy in his office:** When any Sub-Registrar is absent, or when his office is temporarily vacant, any person whom the Registrar of the district appoints in this behalf shall be Sub-Registrar during such absence, or until the vacancy is filled up.
- 13. Report to Government of appointments under Sections 10, 11 and 12:** (1) All

² Subs. By the Sindh Registration Amendment Act,2013 (Act No.VI Of 2014) vide Sect.2

appointments made under Section 10, Section 11 or Section 12 shall be reported to the Government by the Inspector-General.

(2) Such report shall be either special or general as the Provincial Government directs.

14. Establishments of registering officers: [Sub-section (1) omitted.]

(2) The Government may allow proper, establishments for the several offices under this Act.

15. Seal of registering officers: The several Registrars and Sub- Registrars shall use a seal bearing the following inscription in English and in such other language as the Government direct:-The seal of the Registrar (or of the Sub-Registrar) of.'

16. Register-books and fire-proof boxes; (1) The Government shall provide for the office of every registering officer the books necessary for the purposes of this Act.

(2) The books so provided shall contain the forms from time to time prescribed by the Inspector-General with the sanction of the Government, and the pages of such books shall be consecutively numbered in print, and the number of pages in each book shall be certified on the title-page by the officer by whom such books are issued.

(3) The Government shall supply the office of every Registrar with a fire-proof box, and shall in each district make suitable provision for the safe custody of the records connected with the registration of documents in such district.

SINDH AMENDMENT-2014

³**[(4) No book other than the books provided under sub-section (1) of this section shall be used by any Registrar or Sub-Registrar.]**

PART-III OF REGISTRABLE DOCUMENTS

17. Documents of which registration is compulsory: (1) The following documents shall be registered, if the property to which they relate is situate in a district in which, and if they have been executed on or after the date on which. Act No. XVI of 1864, or the Registration Act, 1886, or the Registration Act, 1871 or the Registration Act, 1877, or this Act came or comes into force, namely: -

- (a) instruments of gift of immovable property ;
- (b) other non-testamentary instruments which purport or operate to create declare, assign, limit or extinguish, whether in present or in future, any right, title or interest, whether vested or contingent of the value of one hundred rupees and upwards, to or in immovable property ;

Explanation: In the case of an assignment of a mortgage the consideration for the

³ **Added. By the Sindh Registration(Amend)t Act,2013 (Act No.VI Of 2014) vide Sect.3**

- deed of assignment shall be deemed to be the value for Registration;
- (c) non-testamentary instruments (other than the acknowledgement of a receipt or payment made in respect of any transaction to which an instrument registered under clause (a) relates) which acknowledge the receipt or payment of any consideration on account of the creation, declaration, assignment, limitation or extinction of any such right, title or interest ;
 - (d) leases of immovable property from year to year, or for any term exceeding one year, or reserving a yearly rent; and
 - (e) non-testamentary instruments transferring or assigning any decree or order of a Court or any award when such decree or order or award purports or operates to create, declare, assign, limit or extinguish, whether in present or in future, any right, title or interest, whether vested or contingent, of the value of one hundred rupees and upwards, to or in immovable property:

Provided that the Government may, by order published in the official Gazette, exempt from the operation of this sub-section any leases executed in any district, or part of a district, the terms granted by which do not exceed five years and the annual rents reserved by which do not exceed fifty rupees.

- (2) Nothing in clauses (b) and (c) of sub-section (1) applies to-
 - (i) any composition deed ; or
 - (ii) any instrument relating to shares in a Joint Stock Company, notwithstanding that the assets of such Company consist in whole or in part of immovable property ; or
 - (iii) any debenture issued by any such Company and not creating, declaring, assigning, limiting, or extinguishing any right, title or interest, to or in immovable property except in so far as it entitles the holder to the security afforded by a registered instrument whereby the Company has mortgaged, conveyed or otherwise transferred the whole or part of its immovable property or any interest therein to trustees upon trust for the benefit of the holders of such debentures; or
 - (iv) any endorsement upon or transfer of any debenture issued by any such Company ; or
 - (v) any document not itself creating, declaring, assigning, limit or extinguishing any right, title or interest of the value of one hundred rupees and upwards to or in immovable property, but merely creating a right to obtain another document which will, when executed, create, declare, assign, limit or extinguish any such right, title or interest; or
 - (vi) any decree or order of a Court except a decree or order expressed to be made on a compromise and comprising immovable property other than that which is the subject-matter of the suit or proceeding ; or
 - (vii) any grant of immovable property by the Crown; or
 - (viii) any instrument of partition made by a Revenue- officer ; or
 - (ix) any order granting a loan or instrument of collateral security granted under the Land

- Improvement Loans Act, 1883 ; or
- (x) Any order granting a loan under the [Sindh] Agriculturists Act, 1958 (Act XVII of 1958) the Agricultural Development Bank Ordinance, 1961 (Ordinance IV of 1961), or under any other law for the time being in force relating to the advancement of loans for agricultural purpose, or any instrument under which a loan is granted by a cooperative society for any such purpose, or any instrument, or any instrument made for securing the repayment of a loan so granted ; or
 - (xi) any endorsement on a mortgage deed acknowledging the payment of the whole or any part of the mortgage money, and any other receipt for payment of money due under a mortgage ; or
 - (xii) any certificate of sale granted to the purchaser of any property sold by public auction by a Civil or Revenue officer, or
 - (xiii) any counterpart of a lease, where the lease corresponding thereto has itself been registered.

Explanation: A document purporting or operating to effect a contract for the sale of immovable property shall not be deemed to require or ever to have required registration by reason only of the fact that such document contains a recital of the payment of any earnest-money or of the whole or any part of the purchase-money.

- (3) Authorities to adopt a son, executed after the first day of January, 1872, and not conferred by a will, shall also be registered.

18. Documents of which registration is optional: Any document not required to be registered under Section 17 may also be registered under this Act.

19. Document in language not understood by registering officer: If any document duly presented for registration be in a language which the registering officer does not understand, and which is not, commonly used in the district, he shall refuse to register the document, unless it be accompanied by a true translation into a language commonly used in the district and also by a true copy.

SINDH AMENDMENT-2014

4[19-A. Documents not to be registered.- Notwithstanding anything contained in this Act, no deed or document effecting any transaction in respect of immoveable property, in contravention of the provisions of any law of the land, shall be registered.]

20. Documents containing interlineations blanks, erasures, or alterations: (1) The registering officer ⁵[shall] ~~⁶[may in his discretion refuse]~~ to accept for registration any document in which any interlineation, blank, erasure or alteration appears, unless the persons executing the document attest with their signatures or initials such interlineation, blank, erasure or alteration.

- (2) If a registering officer registers any such document, he shall, at the time of registering the same make a note in the register of such interlineation, blank, erasure or alteration.

⁴ New Sub Section Added. By the Sindh Registration(Amend)t Act,2013 (Act No.VI Of 2014) vide Sect.4

⁵ Word Shall added by the Sindh Registration(Amend)t Act,2013 (Act No.VI Of 2014) vide Sect.5

⁶ Words omitted by the Sindh Registration(Amend)t Act,2013 (Act No.VI Of 2014) vide Sect.5

- 21. Description of property and maps or plans:** (1) No non- testamentary document relating to immovable property shall be accepted for registration unless it contains a description of such property sufficient to identify the same.
- (2) Houses in towns shall be described as situate on the north or other side of the street or road (which should be specified) to which they front, and by their existing and former occupancies, and by their numbers if the houses in such street or road are numbered.
- (3) Other houses and lands shall be described by their name, if any, and as being in the territorial division in which they are situate, and by their superficial contents, the roads and other properties on which they abut, and their existing occupancies, and also whenever it is practicable, by reference to a Government map or survey.
- (4) No non-testamentary document containing a map or plan of any property comprised therein shall be accepted for registration unless it is accompanied by a true copy of the map or, plan, or, in case such property is situate in several districts, by such number of true copies of the map or plan as are equal to the number of such districts.

SINDH AMENDMENT-2014

⁷[(5) No non-testamentary document relating to the properties situated in the areas, for which the record of rights is maintained by the Revenue Department, shall be registered without a copy of record of computerized record certified by the Assistant Collector of the first grade appointed specifically for the service center.

Provided that the areas for which the record of rights is not yet computerized, the Assistant Collector of first grade of respective jurisdiction shall certify the copy of record of rights].

- 22. Description of houses and land by reference to Government maps or surveys:** (1) Where it is, in the opinion of the Government, practicable to describe houses, not being houses in towns, and lands by reference to a Government map or survey, the Government may, by rule made under this Act, require that such houses and lands as aforesaid shall, for the purposes of Sec. 21, be so described.
- (2) save as otherwise provided by any rule made under sub- section (1), failure to comply with the provisions of Section 21, sub-section
- (2) or sub-section (3), shall not disentitle a document to be registered if the description of the property to which it relates in sufficient to identify that property.

⁷ New Sub-Section (5) and Proviso Added by Sindh Registration(Amend)t Act,2013 (Act No.VI Of 2014) vide Sect.6

PART- IV
OF THE TIME OF PRESENTATION

23. Time for presenting documents: Subject to the provisions contained in Sections 24, 25 and 26, no document other than a will shall be accepted for registration unless presented for that purpose to the proper officer within four months from the date of its execution: Provided that a copy of a decree or order may be presented within four months from the day on which the decree or order was made, or, where it is appealable, within four months from the day on which it becomes final.

23.A. Registration of certain documents: Notwithstanding anything to the contrary contained in this Act, if in any case a document requiring registration has been accepted for registration by a Registrar or Sub-Registrar from a person not duly empowered to present the same, and has been registered, any person claiming under such document may, within four months from his first becoming aware that the registration of such document is invalid, present such document or cause the same to be presented, in accordance with the Provisions of Part VI for re-registration in the office of the Registrar of the district in which the document was originally registered ; and upon the Registrar being satisfied that the document was so accepted for registration from a person not duly empowered to present the same, he shall proceed to the re-registration of the document as if it had not been previously registered, and as if such presentation for re-registration was a presentation for registration made within the time allowed therefor under Part IV, and all the provisions of this Act, as to registration of documents, shall apply to such re-registration ; and such document, if duly reregistered in accordance with the provisions of this section, shall be deemed to have been duly registered for all purposes from the date of its original registration:

Provided that, within three months from the twelfth day of September, 1917, any person claiming under a document to which this section applies may present the same or cause the same to be presented for re-registration in accordance with this section, whatever may have been the time when he first became aware that the registration of the document was invalid.]

24. Documents executed by several persons at different times: Where there are several persons executing a document at different times, such document may be presented for registration and re-registration within four months* from the date of each execution.

25. Provision where delay in presentation is unavoidable: (1) If, owing to urgent necessity or unavoidable accident, any document executed, or copy of a decree or order made, in [Sindh] is not presented for registration till after the expiration of the time hereinbefore prescribed in that behalf, the Registrar, in cases where the delay in

presentation does not exceed four months, may direct that, on payment of a fine not exceeding ten times the amount of the proper registration fee, such document shall be accepted for registration.

(2) Any application for such direction may be lodged with a Sub-Registrar, who shall forthwith forward it to the Registrar to whom he is subordinate.

26. Documents executed out of the Provinces, etc. When a document purporting to have been executed by all or any of the parties out of [Sindh] is not presented for registration till after the expiration of the time hereinbefore prescribed in that behalf, the registration officer, is satisfied-

(a) that the instrument was so executed ; and

(b) that it has been presented for registration within four months after its arrival in [Sindh] may, on payment of the proper registration fee, accept such document for registration.

27. Wills may be presented or deposited at any time: A will may at any time be presented for registration or deposited in manner herein after provided.

PART- V OF THE PLACE OF REGISTRATION

28. Place for registering documents relating to land: (1) Save as in this Part otherwise provided, every document mentioned in Section 17, sub-section (1), clauses (a), (b), (c), (d) and (e), Section 17, sub-section (2), and Section 18, in so far as such document affects immovable property, shall be presented for registration in the office of a Sub-Registrar within whose sub-district ⁸~~[the whole or some portion of]~~ the property to which such document relates is situate.

(2) ⁹~~[Notwithstanding anything contained in sub-section (1)]-~~

(a) after a document is registered, no party thereto shall be entitled to question the validity of its registration on the ground that the property which purported to give jurisdiction to the Sub-Registrar to register it either did not exist or was fictitious or insignificant or was not intended to be conveyed ; and

(b) a document the registration of which is secured by the inclusion of a non-existent, fictitious, or insignificant portion or item shall not in any manner affect the rights of a person who was not a part thereto and acquired rights in the property without notice of the transaction to which such document relates.]

29. Place for registering other documents: (1) Every document not being a document referred to in Section 28 or a copy of decree or order, may be presented for registration either in the office of the Sub- Registrar in whose sub-district the

⁸ Omitted by the Sindh Registration (Amend) Act, 2013 (Act No. VI Of 2014) vide Sect.7 (I), dt, 20-03-2014.

⁹ Omitted by the Sindh Registration (Amend) Act, 2013 (Act No. VI Of 2014) vide Sect.7 (II), dt, 20-03-2014.

document was executed, or ¹⁰[in the Peoples Service Centre] in the office of any other Sub-Registrar under the Government at which all the persons executing and claiming under the document desire the same to be registered.

- (2) A copy of a decree or order may be presented for registration in the office of the Sub-Registrar in whose sub-district the original decree or order was made, or, where the decree or order does not affect immovable property, in the office of any other Sub-Registrar under the Government at which all the persons claiming under the decree or order desire the copy to be registered.

- 30. Registration by Registrars in certain cases:** (1) Any Registrar may in his discretion receive and register any document which might be registered by any Sub-Registrar subordinate to him.

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- (2) ~~¹¹Notwithstanding anything contained in Section 28 any Registrar may receive and register any document without regard to the situation in any part of [Sindh] of the property to which the document relates if he is satisfied that there is sufficient cause for doing so.~~

- 31. Registration or acceptance for deposit at private residence:** The presentation, registration or deposit of documents under this Act shall ordinarily be made only at the office of the officer authorized to accept the same for registration or deposit:

Provided that such officer may on special cause being shown attend at the residence of any person desiring to present a document for registration or to deposit a will, and accept for registration or deposit such document or will:

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¹²[Provided further that for the purpose of e-registration, such cause shall be shown in the application, and the Sub-Registrar shall proceed under this section with the approval of the District Registrar through the online process.]

PART-VI OF PRESENTING DOCUMENTS FOR REGISTRATION

- 32. Persons to present document for registration:** Except in the cases mentioned in Section 89, every document to be registered under this Act, whether such registration be compulsory or optional, shall be presented, -
- (a) by some person executing or claiming under the Same, or, in the case of a cop; if a decree or order, claiming under the decree or order ; or

¹⁰ Inserted by S.14 of *Registration of (Sindh Amendment) Act 2024*.

¹¹ Omitted by the *Sindh Registration (Amend) Act, 2013 (Act No.VI Of 2014) vide Sect.9, dt, 20-03-2014*.

¹² Proviso Added by S.15 of *Registration of (Sindh Amendment) Act 2024*

- (b) by the representative or assign of such person ; or
- (c) by the agent of such person, representative or assign, duly authorized by power-of-attorney executed and authenticated in manner hereinafter mentioned.

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¹³[Provided that for the purpose of e-registration, the person purported to execute the document or his duly constituted attorney shall submit an application and an affidavit, including the uploading of the map, if required Amendment of section 32 of Act No.XVI of 1908. under sub-section (4) of section 21, online through Eservice for registration of the document as per the format and procedure notified by the Inspector General of Registration with the approval of the Board of Revenue:

Provided further that for the purpose of acknowledgment of his application, the applicant shall instantly be sent the auto-generated SMS and email (if provided) indicating the date, time, type of instrument, or other details as may be prescribed by the Inspector General of Registration.]

14[32-A. Verification of title, etc. (1) For the purpose of e-registration, the title document pertaining to the land shall be online verified from the database and the ban list posted on the web portal in the public domain and integrated with the system.

(2) Uploading a scanned copy of the document. When the applicant has information that the relevant title document is not available in the database, the applicant shall upload the scanned copy of the title document, or if the title is not verifiable due to the no availability of records in database, the Sub-Registrar shall inform the applicant through SMS and email (if provided), requiring him to upload the scanned copy of the title documents for verification.

(3) Payment of Taxes and Fees and Appearance for the execution of the department. (i) Taxes and/or fees shall be paid, as applicable, under the relevant laws.

(ii) The date for the appearance and execution of the document shall be automatically scheduled and communicated to the applicant through SMS and/or email. The date can be changed upon the request of the applicant online.]

33. Powers-of-attorney recognizable for purposes of Section 32. (1) For the purposes of Section 32, the following power-of-attorney shall alone be recognized, namely:-

- (a) if the principal at the time of executing the power-of- attorney resides in any part of Pakistan in which this Act is for the time being in force, a power-of-attorney executed before and authenticated by the Registrar or Sub-Registrar within whose district or sub-district the principal resides ;

¹³ Proviso Added by S.16 of *Registration of (Sindh Amendment) Act 2024.*

¹⁴ Section 32-A Inserted by Sect.17 of *Registration of (Sindh Amendment) Act 2024.*

- (b) if the principal at the time aforesaid resides in any other part of Pakistan a power of attorney executed before and authenticated by any Magistrate.
- (c) if the principal at the time aforesaid does not reside in Pakistan, power-of-attorney executed before and authenticated by a Notary Public or any Court, Judge, Magistrate, Pakistan Consul or Vice-Consul, or representative of the Federal Government:

Provided that the following persons shall not be required to attend at any registration-officer or Court for the purpose of executing any such power-of-attorney as is mentioned in clauses (a) and (b) of this section, namely: -

- (i) persons who by reason of bodily infirmity are unable without risk or serious inconvenience so to attend ;
 - (ii) persons who are in jail under civil or criminal process; and
 - (iii) persons exempt by law from personal appearance in Court.
- (2) In the case of every such person the Registrar or Sub- Registrar of Magistrate, as the case may be, if satisfied that the power-of- attorney has been voluntarily executed by the person purporting to be the principal, may attest the same without requiring his personal attendance at the officer or Court aforesaid.
- (3) To obtain evidence as to the voluntary nature of the execution, the Registrar of Sub-Registrar or Magistrate may either himself go to the house of the person/purporting to be the principal, or the jail in which he is confined, and examine him, or issue a commission for his examination.
- (4) Any power-of-attorney mentioned in this section may be proved by the production of it without further proof when it purports on the face it to have been executed before an authenticated by the person or Court hereinbefore mentioned in that behalf.

34. Enquiry before registration by registering officer: (1) Subject to the provisions contained in this Part and in Sections 41, 43, 45, 69, 75, 77, 88 and 89, no document shall be registered under this Act, unless the person executing such document, or their representatives, assigns or agents authorized as aforesaid, appear before the registering officer within the time allowed for presentation under Sections 23, 24, 25 and 26:

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¹⁵[Provided that in case of e-registration, the person required to execute the document or his duly constituted attorney shall appear before the Sub Registrar within the time limit communicated under section 32, which may be extended by the Sub Registrar on the request of the applicant. The provisions of sections 23, 24, 25, and 26 shall not be applicable for e-registration.]

Provided that, if owing to urgent necessity or unavoidable accident all such persons not so appear, the Registrar in cases where the delay in appearing does not

¹⁵ Proviso added by Sec.18 of Registration of (Sindh Amendment) Act 2024

exceed four months, may direct that on payment fine not exceeding ten times the amount of the proper registration-fee, in addition to the fine, if any, payable under Section 25, the document may be registered.

- (2) Appearances under sub-section (1) may be simultaneous or at different times.
- (3) The registering officer shall thereupon-

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¹⁶[4) Nothing in sub-section (3) shall apply for the purposes of e-registration: Provided that for the purpose of e-registration, the Sub-Registrar shall verify the identity of the person executing the document through NADRA biometrics such as thumb impression, facial recognition, or fingerprints, and the parties shall execute the document through e-signature and thumb impression in addition to any other mode of biometrics as may be notified and a digital photograph taken through the e-registration system, which shall be embedded in the document.]

- (a) enquire whether or not such document was executed by the persons by whom it purports to have been executed ;
- (b) satisfy himself as to the identity of the persons appearing before him and alleging that they have executed the document; and
- (c) in the case of any person appearing as a representative, assign or agent, satisfy himself of the right of such person so to appear.
- (4) Any application for a direction under the proviso to sub- section (1) may be lodged with the Sub-Registrar, who shall forthwith forward it to the Registrar to whom he is subordinate.
- (5) Nothing in this section applies to copies of decrees or orders.

35. Procedure on admission and denial of execution respectively:(1)(a)If all the persons executing the document appear personally before the registering officer and are personally known to him, or if he be otherwise satisfied that they are the persons they represent themselves to be, and if they all admit the execution of the document ; or

- (b) if in the case of any person appearing by a representative, assign or agent, such representative, assign or agent admit the execution ; or
- (c) if the person executing the document is dead, and his representative or assign appears before the registering officer and admits the execution; the registering officer shall register the document as directed in Sections 58 to 61, inclusive.
- (2) The registering officer may, in order to satisfy himself that the persons appearing before him are the persons they represent themselves to be; or for any other purpose contemplated by this Act, examine any one present in his office.
- (3) (a) If any person by whom the document purports to be executed denies its execution ; or

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(4) ¹⁷[Nothing in sub-section (2) shall apply for e-registration:]

¹⁶ Added by Sec.18 (ii) of *Registration of (Sindh Amendment) Act 2024*.

¹⁷ Added by Sub-Section (4) with Provisos by Sec.19 of *Registration of (Sindh Amendment) Act 2024*.

Provided that for the purpose of e-registration, if identification of the executant is established and the document is executed as per the proviso to sub-section (4) of section 34, the Sub-Registrar shall admit the registration of the document:

Provided further that if the person required to execute the document fails to appear for execution of the document within the time limit as extended from time to time on his request or withdraws his application through the online process, his application shall not be processed, and if the required executant appears to be a minor, or of unsound mind, or if the title of the document is not verifiable, the Sub-Registrar shall refuse to register the document. Such an order shall be passed and communicated to the applicant. Nevertheless, there shall Amendment of section 35 of Act No. XVI of 1908 be no bar on the submission of an application afresh for e-registration as per the procedure prescribed hereinbefore if the application has not been processed due to a time bar or has been withdrawn.”

- (b) if any such person appears to the registering officer to be a minor, an idiot or a lunatic ; or
- (c) if any person by whom the document purports to be executed is dead, and his representative or assign denies its execution; the registering officer shall refuse to register the document as to the person so denying appearing or dead :

Provided that, where such officer is a Registrar, he shall follow the procedure prescribed in Part XII:

Provided further that the Government may, by notification in the official Gazette, declare that any Sub- Registrar named in the notification shall, in respect or documents the execution of which is denied, be deemed to be a Registrar for the purposes of this sub-section and of Part XII.

PART VII – OF ENFORCING THE APPEARANCE OF EXECUTANTS AND WITNESSES

36. Procedure where appearance of executant or witness is desired: If any person presenting any document for registration or claiming under any document which is capable of being so presented, desires the appearance of any person whose presence or testimony is necessary for the registration of such document, the registering officer may, in his discretion, call upon such officer or Court as the Government directs in this behalf to issue a summons requiring him to appear at the registration-office, either in person or by duly authorized agent, as in the summons may be mentioned, and at a time named therein.

37. Officer or Court to issue and cause service of summons: The officer or Court, upon receipt of the peon's fee payable in such cases, shall issue the summons accordingly, and cause it to be served upon the person whose appearance is so required.

38. Person exempt from appearance at registration office: (1)(a) A person who by reason of bodily infirmity is unable without risk or serious inconvenience to appear at the

registration-office, or

- (b) a person in jail under civil or criminal process, or
- (c) persons exempt by law from personal appearance in Court, and who would but for the provision next hereinafter contained be required to appear in person at the registration office, shall not be required so to appear.
- (3) In the case of every such person the registering officer shall either himself go to the house of such person, or to the jail in which he is confined, and examine him or issue a commission for his examination.

39. Law as to summonses, commissions and witnesses: The law in force for the time being as to summonses, commissions and compelling the attendance of witnesses, and for their remuneration in suits before Civil Courts, shall save as aforesaid and mutatis mutandis, apply to any summons or commission issued and any person summoned to appear under the provisions of this Act.

PART-VIII

OF PRESENTING WILLS AND AUTHORITIES TO ADOPT

40. Persons entitled to present wills and authorities to adopt:

- (1) The testator, or after his death any person claiming as executor or otherwise under a will may present it to any Registrar or Sub-Registrar for registration.
- (2) The donor, or after his death the donee, of any authority to adopt, or the adoptive son, may present it to any Registrar or Sub- Registrar for registration.

41. Registration of wills, and authorities to adopt: (1) A will or an authority to adopt, presented for, registration by the testator or donor, may be registered in the same manner as any other document.

- (2) A will or authority to adopt presented for registration by any other person entitled to present it shall be registered if the registering officer is satisfied-
 - (a) that the will or authority was executed by the testator or donor, as the case may be ;
 - (b) that the testator or donor is dead ; and
 - (c) that the person presenting the will or authority is, under Section 40, entitled to present the same.

PART- IX

DEPOSIT AND DISPOSAL OF WILLS

42. Deposit of Wills: (1) Any testator may, either personally or by duly authorised agent, deposit with any Registrar his will in a sealed cover subscribed with the name of the testator and that of his agent (if any) and with a statement of the nature of the

document.

- (2) The testator shall also endorse on the cover the name and address of the person to whom the original document shall be delivered after registration thereof, after his death.

43. Procedure on deposit of Wills: (1) On receiving such cover, the Registrar, if satisfied that the person presenting the same for deposit is the testator or his agent, shall transcribe in his Register-book No. 5 the superscription aforesaid, and shall note in the same book and on the said cover the year, month, day and hour of such presentation and receipt, and the names of any persons who may testify to the identity of the testator or his agent, and any legible inscription which may be on the seal of the cover.

- (2) The Registrar shall then place and retain the sealed cover in his fire-proof box.

44. Withdrawal of sealed cover deposited under Section 42: If the testator who has deposited such cover wishes to withdraw it, he may apply, either personally or by duly authorized agent to the Registrar who holds it in deposit, and such Registrar, if satisfied that the applicant is actually the testator or his agent, shall deliver the cover accordingly.

45. Proceedings on death of depositor: (1) If, on the death of a testator who has deposited a sealed cover under Section 42, application be made to the Registrar who holds it in deposit to open the same, and if the Registrar is satisfied that the testator is dead, he shall, in the applicant's presence, open the cover, and, at the applicant's expense, cause the contents thereof to be copied into his Book No. 3 and then deliver the deposited will to the nominee of the testator or his representative.

- (2) If, in respect of any will deposited, no steps are taken by the testator or other person under Section 44 of sub-section (1) of (his section, the Registrar shall follow the procedure hereinafter provided for the disposal of such will or sealed cover.

46. Saving of certain enactments and powers of Courts: (1) Nothing hereinbefore contained shall affect the provisions of Section [294 of the Succession Act, 1925 (XXXIX of 1925)], or the power of any Court by order to compel the production of any will.

- (2) When any such order is made, the Registrar shall, unless the will has been already copied under Section 45, open the cover and cause the will to be copied into his Book No. 3 and make a note on such copy that the original has been removed into Court in pursuance of the order aforesaid.

46-A. Destruction of Wills: (1) Any will in deposit, with a Registrar, at the commencement of the Registration (Amendment) Ordinance, 1962, and any will thereafter deposited may be destroyed after following the procedure hereinafter provided, if the will is not registered before such destruction.

- (2) Every registering officer shall on the first day of July in the year next after commencement of the Registration (Amendment) Ordinance, 1962, and on the first day of July in every succeeding third year, send by post a notice to every depositor and his nominee, inquiring about the depositor's present address and shall enter on the cover and in his registers any new address supplied in response to such notice.
- (3) If, as a result of such notice or in any other manner, the Registrar is satisfied that the testator has died, the Registrar shall, after making an entry in his books as to the death of the testator and the nature of the information on which he has acted, open the cover in the presence of a judicial officer (not below the rank of a Civil Judge a Munsif). He shall thereupon issue a notice to the executor, if any, and also to such other person or persons deriving any benefit under the will as the two officers may determine, informing them about the existence of the will and also that unless steps are taken within a period of six months therefrom for registration of the will the document shall be liable to be destroyed.

Notwithstanding the expiry of the period specified in the notice, until the will is actually destroyed in accordance with the provisions of the Destruction of Records Act, 1917 (V of 1917), the registration of the same can be effected, at the request of the person entitled thereto, on payment of the proper charges.]

PART-X

OF THE EFFECTS OF REGISTRATION AND NON- REGISTRATION

- 47. Time from which registered document operates:** A registered document shall operate from the time from which it would have commenced to operate if no registration thereof had been required or made, and not from the time of its registration.
- 48. Registered documents relating to property when to take effect against oral agreements:**

All non-testamentary documents duly registered under this Act, and relating to any property, whether movable or immovable, shall take effect against any oral agreement or declaration relating to such property, unless where the agreement or declaration has been accompanied or followed by delivery of possession and the same constitutes a valid transfer under any law for the time being in force:

Provided that a mortgage by deposit of title-deeds as defined in Section 58 of the Transfer of Property Act, 1882, shall take effect against any mortgage-deed subsequently executed and registered which relates to the same property.
- 49. Effect of non-Registration of documents required to be registered:** No document required to be registered under this Act or under any earlier law providing for or relating to registration of documents shall-
 - (a) operate to create, declare, assign, limit or extinguish, whether in present or in future, any right, title or interest, whether vested or contingent, to or in immovable property, or

(b) confer any power to adopt, unless it has been registered.

50. Certain registered documents relating to land to take effect against unregistered documents: (1) Every document of the kinds mentioned in clauses (a), (b), (c) and (d) of Section 17, sub-section (1) and every document remittable under Section 18, in so far as such document effects immovable property or acknowledges the receipt or 'payment of any consideration in respect of any transaction relating to, immovable property shall, if duly registered, take effect as regards the property comprised therein, against every unregistered document relating to the same property, and not being a decree or order, whether such unregistered document be of the same nature as the registered document or not :

Provided that the person in possession of the property under an unregistered document prior in date, would be entitled to the rights under Section 53-A of the Transfer of Property Act, 1882 (IV of 1882), if the conditions of that Section are fulfilled:

Provided further that the person in whose favour an unregistered document is executed shall be entitled to enforce the contract under the unregistered document in a suit for specific performance against a person claiming under a subsequent registered document, subject to the provisions of clause (b) of Section 27 of the Specific Relief Act, 1877 (1 of 1877).

(2) Nothing in sub-section (1) applies to leases exempted under the proviso to sub-section (1) of Section 17, or to any document mentioned in sub-section (2) of the same section, or to any registered document which had not priority under the law in force at the commencement of this Act.

Explanation: In cases where Act, XVI of 1866, or the Registration Act, 1866, was in force in the place and at the time in and at which such unregistered document was executed, 'unregistered' means not registered according to such Act, and, where the document is executed after the first day of July, 1871, not registered under the Registration Act, 1871, or the Registration Act 1877, or this Act.

PART-XI
OF THE DUTIES AND POWERS OF REGISTERING OFFICERS
(A) As to the Register-books and Indexes

51. Register-books to be kept in the several offices: (1) The following books, shall be kept in the several offices hereinafter named, namely: -

A. -In all registration offices-

Book 1, 'Register of non-testamentary documents relating to immovable property.'

Book 2, 'Record of reasons for refusal to register';

Book 3 'Register of wills and authorities to adopt'; and

Book 4, 'Miscellaneous Register'.

B. In the offices of Registrar--

Book 5. 'Register of deposits of wills. '

- (2) In book 1 shall be enforced or filed all documents or memoranda registered under Sections 17, 18 and 89 which relate to immovable property, and are not wills.
- (3) In Book 4 shall be entered all documents registered under Section 18 which do not relate to immovable property.
- (4) Nothing in this section shall be deemed to require more than one set of books where the office of Registrar has been amalgamated with the office of a Sub-Registrar.
- (5) If, in the opinion of the Registrar, any of the books mentioned in sub-section (1) is in danger of being destroyed or becoming illegible wholly or partially, the Registrar may, by a written order, direct such book or portion thereof as he thinks fit, to be recopied and authenticated in such manner as may be prescribed by rules, and the copy prepared and authenticated under such direction shall, for all purposes of this Act and of the Evidence Act, 1872 (1 of 1872), be deemed to be the original book or portion and all references in this Act to the original book shall be deemed to be to the book or portion so recopied and authenticated:

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¹⁸[Provided that for e-registration, only digital copies of documents, memorandums, and orders, as the case may be, shall be maintained in the database.]

52. Duties of registering officers when document presented: ¹⁹~~[(1) (a) The day, hour and place of presentation and the signature of every person presenting a document for registration, shall be endorsed on every such document at the time of presenting it;]~~

(b) a receipt for such document shall be given by the registering officer to the person presenting the same; and

²⁰~~[(c) subject to the provisions contained in Section 62, every document admitted to registration shall without unnecessary delay be copied in the book appropriated therefor according to the order of its admission].~~

(3) All such books shall be authenticated at such intervals and in such manner as is from time to time prescribed by the Inspector- General:

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²¹[Provided that the day, hour, and place presentation shall be digitally recorded in the document and the system-generated receipt shall be e-mailed to the person who has submitted the document and such receipt shall be deemed as an endorsement of submission of the document.]

¹⁸ Proviso added by Sec.20 of Registration of (Sindh Amendment) Act 2024.

¹⁹ Omitted by S.21 of Registration of (Sindh Amendment) Act 2024.

²⁰ Omitted by S.21 of Registration of (Sindh Amendment) Act 2024.

²¹ Proviso added by Sec.21 (ii) of Registration of (Sindh Amendment) Act 2024.

- 53. Entries to be numbered consecutively:** All entries in each book shall be numbered in a consecutive series which shall commence and terminate with the year a fresh series being commenced at the beginning of each year:

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²²[Save as provided under section 51, no book shall be maintained for e-registration. Each document shall, however, be numbered as per the manner defined in this section.]

- 54. Current indexes and entries therein:** In every office in which any of the books hereinbefore mentioned are kept, there shall be prepared current indexes of contents of such books; and every entry in such indexes shall be made, so far as practicable, immediately after the registering officer has copied, or filed a memorandum of the document to which it relates:

²³[Provided that the Indexes shall be maintained digitally in the database.]

- 55. Indexes to be made by registering officers, and their contents:** (1) Four such indexes shall be made in all registration-offices, and shall be named, respectively, Index No. I, Index No. II, Index No. III and Index No. IV.
- (2) Index No. I shall contain the names and additions of all persons executing and of all persons claiming under every document entered or memorandum filed in Book No. 1.
- (3) Index No. II shall contain such particulars mentioned in Section 1 relating to every such document and memorandum as the Inspector-General from time to time directs in that behalf.
- (4) Index No. III shall contain the names and additions of all persons executing every will and authority entered in Book No. 3, and of the executors and persons respectively appointed thereunder, and after the death of the testator or the donor (but not before) the names and additions of all persons claiming under the same.
- (5) Index No. IV shall contain the names and additions of all persons executing and of all persons claiming under every document entered in Book No. 4.
- (6) Each index shall contain such other particulars, and shall be prepared in such form, as the Inspector-General from time to time directs.
- (7) If, in the opinion of the Registrar, any of the indexes mentioned in sub-section (1) is in danger of being destroyed or becoming illegible wholly or partially, the Registrar may, by a written order, direct such index or portion thereof as he thinks fit, to be recopied in such manner as may be prescribed by rules, and any copy so prepared shall, for the purposes of this Act and of the Evidence Act, 1872 (I of 1872), be deemed to be the original index or portion and all references in this Act to the original index or portion shall be deemed to be reference to the index or portion prepared as aforesaid:

²² Added by Sec.22 of *Registration of (Sindh Amendment) Act 2024*.

²³ Proviso added by Sec.23 of *Registration of (Sindh Amendment) Act 2024*.

²⁴[Provided that for the purpose of e-registration, the Indices referred to in this section shall be maintained in digital form for each Peoples Service Centre and stored in the database].

- 56. Copy of entries in Indexes Nos. I, II and III to be sent by the Sub-Registrar to Register and filed.** [Repealed by the Registration (Amendment) Act, XV of 1919, Section 2.]
- 57. Registering Officers to allow inspection of certain Books and indexes, and to give certified copies of entries:** (1) Subject to the previous payment of the fees payable in that behalf the Books Nos. 1 and 2 and the Index relating to Book No. 1 shall be at all times open to inspection by any person applying to inspect the same; and, subject to the provisions of Section 62, copies of entries in such books shall be given to all persons applying for such copies.
- (2) Subject to the same provisions, copies of entries in Book No. 3 and in the Index relating thereto shall be given to the persons executing the documents to which such entries relate, or to their agents, and after the death of the executants (but not before) to any person applying for such copies.
- (3) Subject to the same provisions, copies of entries in Book No. 4, and in the Index relating thereto shall be given to any person executing or claiming under the documents to which such entries respectively refer, or to his agent or representative.
- (4) The requisite search under this section for entries in Books Nos. 3 and 43 shall be made only by the registering officer.
- (5) All copies given under this section shall be signed and sealed by the registering officer, and shall be admissible for the purpose of proving the contents of the original documents.
- (B) As to the Procedure on admitting to Registration.
- 58. Particulars to be endorsed on documents admitted to registration:** (1) On every document admitted to registration, other than a copy of a decree or order, or a copy sent to a registering officer under Section 89, there shall be endorsed from time to time the following particulars, namely: -
- (a) the signature and addition of every person admitting the execution of the document, and, if such execution has been admitted by the representative, assign or agent of any person, the signature and addition of such representative, assign or agent ;
- (b) the signature and addition of every person examined in reference to such document under any of the provisions of this Act ; and
- (c) any payment of money or delivery of goods made in the presence of the registering officer in reference to the execution of the document, and any admission of receipt of consideration, in whole or in part, made in his presence in reference to such execution.
- (2) If any person admitting the execution of a document refuses to endorse the same, the registering officer shall nevertheless register it, but shall at the same time endorse a note of such refusal.

²⁴ Proviso added by Sec.24 of *Registration of (Sindh Amendment) Act 2024*.

²⁵[Provided that the provisions of this section shall be performed electronically immediately after execution of the documents].

- 59. Endorsements to be dated and signed by registering officer:** The registering officer shall affix the date and his signature to all enforcements made under Sections 52 and 58, relating to the same document and made in his presence on the same day.
- 60. Certificate of registration :** (1) After such of the provisions of Sections 34, 35, 58 and 59 as apply to any document presented for registration have been complied with the registering officer shall endorse thereon a certificate containing the word 'registered', together with the number and page of the book in which the document has been copied.
- (2) Such certificate shall be signed, sealed and dated by the registering officer, and shall then be admissible for the purpose of proving that the document has been duly registered in manner provided by this Act, and that the facts mentioned in the endorsements referred to in Section 59, have occurred as therein mentioned:

²⁶[Provided that for the purpose of e-registration, the certificate of registration shall be electronically signed by the Sub-Registrar, and he will also affix his thumb impression electronically and a barcode shall be embedded on the document].

- 61. Endorsements and certificate to be copied and document returned:** (1) The endorsements and certificate referred to and mentioned in Sections 59 and 60 shall thereupon be copied into the margin of the Register-Book, and the copy of the map or plan (if any), mentioned in Section 21 shall be filed in Book No. 1.
- (2) The registration of the document shall thereupon be deemed complete, and the document shall then be returned to the person who presented the same for registration, or to such other person (if any) as he has nominated in writing in that behalf on the receipt mentioned in Section 52:

²⁷[Provided that for the purpose of e-registration, copy of the document, properly indexed, shall be saved in the database, and a copy thereof shall be given to the applicant or his nominee, duly printed on the e-stamp paper issued for the purpose, and continuation sheets or plain papers, or as may be directed by the Government].

- 62. Procedure on presenting document in language unknown to registering officer:** (1) When a document is presented for registration under Section 19, the translation shall be transcribed in the register of documents of the nature of the original, and, together with the copy referred to in Section 19, shall be filed in the registration office.
- (2) The endorsements and certificate respectively mentioned in Sections 59 and 60 shall be made on the original, and for the purpose of making the copies and memoranda required by Sections 57, 64, 65 and 66 the translation shall be treated as

²⁵ Proviso added by Sec.25 of *Registration of (Sindh Amendment) Act 2024*.

²⁶ Proviso added by Sec.26 of *Registration of (Sindh Amendment) Act 2024*.

²⁷ Proviso added by Sec.27 of *Registration of (Sindh Amendment) Act 2024*.

if it were the original.

- 63. Power to administer oaths and records of substance of statements:** (1) Every registering officer may at his discretion administer an oath to any person examined by him under the provisions of this Act.
- (2) Every such officer may also at his discretion record a note of the substance of the statement made by each such person and such statement shall be read over, or (if made in a language with which such person is not acquainted) interpreted to him in a language with which he is acquainted, and, if he admit the correctness of such note, it shall be signed by the registering officer.
- (3) Every such note so signed shall be admissible for the purpose of proving that the statements therein recorded were made by the persons and under the circumstances therein stated.

(C) Special Duties of Sub-Registrar

- 64. Procedure where document relates to land in several sub- districts:** (1) Every Sub-Registrar on registering a non-testamentary document relating to immovable property not wholly situate in his own sub-district shall make a memorandum thereof and of the endorsement and a certificate (if any) thereon and send the same to every other Sub- Registrar subordinate to the same Registrar as himself in whose sub-district any part of such property is situate, and such Sub-Registrar shall file the memorandum in his Book No. 1.

- 65. Procedure where document relates to land in several districts.** (1) Every Sub-Registrar on registering non-testamentary document relating to immovable property situate in more districts than one shall also forward a copy thereof and of the endorsement and certificate (if any) thereon, together with a copy of the map or plan (if any), mentioned in Section 21 to the Registrar of every district in which any part of such property is situate other than the district in which his own sub-district is situate.

- (2) The Registrar on receiving the same shall file in his Book No. 1 the copy of the document and the copy of the map or plan (if any), and shall forward a memorandum of the document to each of the Sub- Registrars subordinate to him within whose sub-district any part of such property is situate; and every Sub-Registrar receiving such memorandum shall file it in his Book No. 1.

(D) Special Duties of Registrar

66. Procedure after registration of documents relating to land:

- (1) On registering any non-testamentary document relating to immovable property the Registrar shall forward a memorandum of such document to each Sub-Registrar subordinate to himself in whose sub-district any part of the property is situate.
- (2) The Registrar shall also forward a copy of such document, together with a copy of the map or plan (if any), mentioned in Section 21, to every other Registrar in whose district any part of such property is situate.

Such Registrar on receiving any such copy shall file it in his Book No. 1 and shall also

- send a memorandum of the copy to each of the Sub-Registrars subordinate to him within whose sub-district any part of the property is situate.
- (3) Every Sub-Registrar receiving any memorandum under this section shall file it in this Book No. 1.
- 67. Procedure after registration under Section 30, Sub-section (2) :** On any document being registered under Section 30, sub-section (2) a copy of such document and of the endorsement and certificate thereon shall be forwarded to every Registrar within whose District any part of the property to which the instrument relates is situate, and the Registrar receiving such copy shall follow the procedure prescribed for him in Section 66, sub-section (1)
- (E) Of the Controlling Powers of Registrars and Inspectors-General
- 68. Power of Registrars to superintend and control Sub- Registrars:** (1) Every Sub-Registrar shall perform the duties of his office under the superintendence and control of the Registrar in whose district the office of such Sub-Registrar is situate.
- (2) Every Registrar shall have authority to issue (whether on complaint or otherwise) any order consistent with this Act which he considers necessary in respect of any act or omission of any Sub-Registrar subordinate to him or in respect of the rectification of any error regarding the book or the, office in which any document has been registered.
- 69. Power of Inspector-General to superintend registration officers and make rules:** ²⁸[(1) Government may make rules to be published in the Official Gazette, consistent with this Act to regulate the following matters] -.The Inspector-General shall exercise a general superintendence over all the registration offices in the territories under the Government, and shall have powers from time to time to make rules consistent with this Act-
- (a) providing for the safe custody of books, papers and documents ;
 - (b) declaring what languages shall be deemed to be commonly used in each district ;
 - (c) declaring what territorial divisions shall be recognized under Section 21 ;
 - (d) regulating the amount of fines imposed under Sections 25 and 34, respectively ;
 - (e) regulating the exercise of the discretion reposed in the registering officer by Section 63;
 - (f) regulating the form in which registering officers are to make memoranda of documents;
 - (g) regulating the authentication by Registrars and Sub- Registrars of the books kept in their respective offices under Section 51 ;
 - (h) declaring the particulars to be contained in Indexes Nos. I, II, III and IV, respectively;

²⁸ Substituted by S.28 of Registration of (Sindh Amendment) Act 2024.

- (hh) ²⁹[processing the documents for e-registration;]
- (i) declaring the holidays that shall be observed in the registration offices ;
and
- (j) generally, regulating the proceedings of the Registrars and Sub-Registrars.
- (2) ³⁰[~~The rules so made shall be submitted to the Government for approval, and after they have been approved, they shall be published in the official Gazette, and on publication shall have effect as if enacted in this Act.~~]

70. Power of Inspector-General to remit fines: The Inspector- General may also, in the exercise of his discretion, remit wholly or in part the difference between any fine levied under Section 25 or Section 34, and the amount of the proper registration fee.

PART XI-A

³¹[OF THE PROCESSING AND PRESERVATION OF REGISTERED DOCUMENTS BY ELECTRONIC MEANS]

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32[70-A. Application of this part: This Part shall apply to such districts and sub-districts as are notified by the Government in the official Gazette. Such notification shall also be translated into major vernacular languages and given wide publicity, especially by affixing it at the registration offices affected by such notification.

70-B. Appointment of a Digital Scanning Officer: There shall be a Digital Scanning Officer in BS-17 of suitable qualification and experience to exercise powers and perform duties under this Part, who may also be tasked with managing the affairs of the defunct microfilming units.

70-C. Online repository of registered instruments and electronic verification of registered property: The government may establish a secure online repository or database of registered documents utilizing modern computer technologies and may also make provision for electronic verification of registered property documents in the prescribed manner.

70-D. Digitalized version of instruments and documents: The government may make a provision for the processing of documents, instruments, books, decrees, assignments, endorsements, orders, counterparts of leases, copies, certificates, verifications, and signatures mentioned in this Act as and when required through digitalized or electronic means in a manner prescribed.]

70-E. Application of Act to areas notified under Sec. 70-D: In any district or sub-district in

²⁹ Inserted by S.28 of Registration of (Sindh Amendment) Act 2024.

³⁰ Omitted by S.28 of Registration of (Sindh Amendment) Act 2024.

³¹ Heading of Part XI-A Substituted by S.29 of Registration of (Sindh Amendment) Act 2024.

³² Sections 70-A, 70-B, 70-C and 70-D substituted by S.30 of Registration of (Sindh Amendment) Act 2024.

respect of which a notification has been issued under Section 70-D, the provisions of this Act shall, for the purposes of this Part, be subject to the following modifications, namely: -

- (1) (a) Every document admitted to registration under Section 35 or Section 41 shall on every page –
 - (i) be signed in the presence of the registering officer by the person or any one of the persons presenting the document for registration ; and
 - (ii) be carefully marked with an identification stamp and the serial number of the document.

It shall be then transmitted by the registering officer, unless he is himself the Photo-Registrar, to the Photo- Registrar, and the registering officer or the Photo-Registrar, as the case may be, shall cause each side of each page of such document together with all stamps, endorsements, seals, signatures, thumb-impressions and certificates appearing thereon to be photographed without subtraction or alteration. He may for this purpose cut or untie, without breaking any seals the thread or ribbon, if any, wherewith the pages of the document are swen together, in order to separate the pages of the document, and, as soon as the document has been photographed, he shall, as far as practicable, exactly rebind the document as before, and if he has cut the thread or ribbon shall seal it over the joint with his seal:

Provided that the party presenting the document for registration shall, if he so desires, be allowed to be present and watch the unbinding, rebinding and sealing of the document:

Provided further that if the party presenting the document so requests the document shall be returned to him unbound:

Provided also that before or after transmission of the document to the Photo-Registrar the party presenting the document may require the registering officer to have it copied by hand under Section 52, or if the document has been presented for registration under Section 19 its translation copied under Section 62 on payment of an additional copying fee.

- (b) There shall then be prepared and preserved the negative and at least one Photographic print and to each such negative and print the Photo-Registrar shall fix his signature and seal in token of the exact correspondence of the copy to the original document, as admitted for registration:

Provided that when more than one such negative is recorded on one length of film and the Photo-Registrar has affixed his signature and seal at the end of such length of film certifying in the manner prescribed by rules made in this behalf, the exact correspondence of all copies on such length of film with the original documents, the Photo-Registrar shall be deemed to have affixed his signature and seal to each such negative on such length of film.

- (c) One set of such prints arranged in the order of their serial numbers shall be made up into books and sewn or bound together. To each such book the Registrar or Sub-Registrar shall prefix a certificate of the serial numbers it contains, and the books shall then be preserved in the records of the Sub-Registrar. The negatives shall be preserved in such suitable place as the Inspector-General may prescribe.
- (2) All words and expressions used in the act with reference to the making of copies of documents by hand or the entering or filing of documents or memoranda in books provided under Section 16 shall so far as may be necessary, be construed as referring to the making of such copies by means of photography or the entering or filing of documents or memoranda in books made up of copies prepared by means of photography.
- (3) Where this Part applies the sections mentioned below shall be deemed to be modified as follows: -
- (a) In Section 19 the words 'and also by a true copy' shall be omitted ;
- (b) sub-section (4) of Section 21 shall be omitted ;
- (c) the words 'according to the order of its admission' occurring in clause (c) of sub-section (1) of Section 52 shall be omitted ;
- (d) Section 53 shall be omitted ;
- (e) in sub-section (1) of Section 60 the words 'and page' shall be omitted ;
- (f) sub-section (1) of Section 16 shall be omitted ; and
- (g) in sub-section (1). of Section 62,-
- (i) for the word 'transcribed' the word 'copied' shall be substituted ; and
- (ii) for the words and figures 'copy referred to in Section '19' the words 'photograph of the original' shall be substituted.
- (h) **70-F. The Inspector-General** may, with the previous approval of the Government, by notification in the official Gazette, make rules for the purposes of giving effect to the provisions of this Part.

PART- XII OF REFUSAL TO REGISTER

- 71. Reasons for refusal to register to be recorded:** (1) Every Sub-registrar refusing to register a document except on the ground that the property to which it relates is not situated within his sub-district, shall make an order of refusal and record his reasons for such order in his Book No. 2 and endorse the words 'registration refused' on the document; and, on application may by any person executing or claiming under the document, shall, without payment and unnecessary delay, give him a copy of the reasons so recorded.

- (2) No registering officer shall accept for registration a document so endorsed unless and until, under the provisions hereinafter contained, the document is directed to be registered.

³³[Provided that for the purpose of e-registration, the Sub-Registrar shall record the reason for the refusal order in digital form, which shall be posted on web portal and communicated to the applicant and the parties shown in the document].

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34[72. Appeal to the District Registrar from the orders of the Sub-Registrar– (1) An appeal shall lie against the order of Sub-Registrar for adjournment of the document, or entry made in the ban list, or refusal to admit a document to registration, or refusal to register a document, or any other order or refusal (whether the registration of such a document is compulsory or optional) to the District Registrar within thirty days from the date of the order.

- (3) The District Registrar may call for the record of case and pass such orders as he thinks fit for disposal of appeal filed under sub-section (1) within fifteen days:

Provided that no order shall be passed under this section reversing or modifying any proceeding or order of the Sub-Registrar affecting any person without giving such person an opportunity of being heard:

Provided further that no appeal shall lie against the order of the Sub-Registrar when a document has been registered and a certificate of registration has been signed by the Sub-Registrar under section 60.

- (3) Every order passed under this section shall be posted on the web portal maintained for e-registration.

35[72-A. Revision by the Board of Revenue. (1) The Board of Revenue may, on its own motion or on an application made to it within thirty days of the passing of any order by the District Registrar in any appeal or otherwise, call for the record of such order and pass such orders as it thinks fit within fifteen days after the revision has been instituted:

Provided that no order shall be passed under this section reversing or modifying any proceedings or order affecting any person without giving such person an opportunity to be heard].

³³ Added by S.30 of *Registration of (Sindh Amendment) Act 2024*.

³⁴ *Section 72 substituted by S. 32 of Registration of (Sindh Amendment) Act 2024.*

³⁵ *Section 72-A, inserted by S. 33 of Registration of (Sindh Amendment) Act 2024.*

- (2) The Board of Revenue may stay the operation of any order regarding which revision is pending before it.
- (3) Every order passed under this section shall be posted on the web portal maintained for e-registration.]

73. Application to Registrar where Sub-Registrar refuses to register on ground of denial of execution: (1) When a Sub-Registrar has refused to register a document on the ground that any person by whom it purports to be executed, or his representative or assign, denies its execution, any person claiming under such document, or his representative, assign or agent authorised as aforesaid, may, within thirty days after the making of the order of refusal, apply to the Registrar to whom such Sub-Registrar is subordinate in order to establish his right to have the document registered.

- (2) Such application shall be in writing and shall be accompanied by a copy of the reasons recorded under Section 71, and the statements in the application shall be verified by the applicant in manner required by law for the verification of plaints:

³⁶[Provided that the provisions of this section shall not be applicable when registration of documents is processed through e-registration].

74. Procedure of Registrar on such application: In such case, and also where such denial as aforesaid is made before a Registrar in respect of a document presented for registration to him, the Registrar shall, as soon as conveniently may be, enquire-

- (a) whether the document has been executed ;
- (b) whether the requirements of the law for the time being in force have been complied with on the part of the applicant or person presenting the document for registration, as the case may be, so as to entitle the document to registration.

75. Order by Registrar or register and procedure thereupon: (1) If the Registrar finds that the document has been executed and that the said requirements have been complied with, he shall order the document to be registered.

- 2) if the document is duly presented for registration within thirty days after the making of such order, the registering officer shall obey the same and thereupon shall, so far as may be practicable, follow the procedure prescribed in Sections 58, 59 and 60.
- (3) Such registration shall take effect as if the document had been registered when it was first duly presented for registration.
- (4) The Registrar may, for the purpose of any enquiry under Section 74, summon and enforce the attendance of witnesses, and compel them to give evidence, as if he were

³⁶ *Proviso added by S.34 of Registration of (Sindh Amendment) Act 2024.*

a Civil Court, and he may also direct by whom the whole or any part of the costs of any such enquiry shall be paid, and such costs shall be recoverable as if they had been awarded in a suit under the Code of Civil Procedure, 1908.

- 76. Order of refusal by Registrar:** (1) Every Registrar refusing -
- (a) to register a document except on the ground that the property to which it relates is not situate within his district or that the document ought to be registered in the office of a Sub-Registrar ; or
 - (b) to direct the registration of a document under Section 72 or Section 75,- shall make an order of refusal and record the reasons for such order in his Book No. 2 and, on application made by any person executing or claiming under the document, shall, without unnecessary delay, give him a copy of the reasons so recorded.
- (2) No appeal lies from any order by a Registrar under this section of Section 72.
- 77. Suit in case of order of refusal by Registrar:** Where the Registrar refuses to order the document to be registered, under Section 72 or Section 76, any person claiming under such document, or his representative, assign or agent, may, within thirty days after the making of the order of refusal, institute in the Civil Court, within the local limits of whose original jurisdiction is situate the office in which the document is sought to be registered, a suit for a decree directing the document to be registered in such office if it be duly presented for registration within thirty days after the passing of such decree.
- (2) The provisions contained in sub-sections (2) and (3) of Section 75 shall, mutatis mutandis apply to all documents presented for registration in accordance with any such decree, and, notwithstanding anything contained in this Act, the document shall be receivable in evidence in such suit:

Provided that failure to file a suit or the dismissal of a suit filed under this section shall not disentitle a party to any other remedy to which he may be entitled, on the bass of the unregistered document.

PART-XIII

OF THE FEES FOR REGISTRATION, SEARCHES AND COPIES

- 78. Fees to be fixed by Government:** The Government shall prepare a table of fees payable-
- (a) for the registration of documents ;
 - (b) for searching the registers ;
 - (c) for making or granting copies of reasons, entries or documents, before, on or after registration ; and of extra or additional fees payable-
 - (d) for every registration under Section 30 ;
 - (e) for the issue of commission;
 - (f) for filing translations ;
 - (g) for attending at private residences ;
 - (h) for the safe custody and return of documents ; and

- (i) for such other matters as appear to the Government necessary to effect the purpose of this Act.
- 79. Publication of fees:** A table of the fees so payable shall be published in the official Gazette, and a copy thereof in English and the vernacular language of the district shall be exposed to public view in every registration office.
- 80. Fees payable on presentation:** All fees for the registration of documents under this Act shall be payable on the presentation of such documents.

PART- XIV OF PENALTIES

- 81. Penalty for incorrectly endorsing, copying translating or registering documents with intent to injure :** Every registering officer appointed under this Act and every person employed in his office for the purposes of this Act, who, being charged with the endorsing, copying, translating or registering of any document presented or deposited under its provisions endorses, copies, translates or registers such document in a manner which he knows or believes to be incorrect, intending thereby to cause knowing it to be likely that he may thereby cause, injury as defined in the [Sindh] Penal Code, to any person, shall be punishable with imprisonment for a term which may extend to seven years or with fine, or with both.
- 82. Penalty for making false statements, delivering false copies or translation, false personation and abetment: Whoever-**
- (a) intentionally makes any false statement, whether on oath or not, and whether it has been recorded or not, before any officer acting in execution of this Act, in any proceeding or enquiry under this Act; or
- (b) intentionally delivers to a registering officer, in any proceeding under Section 19 or Section 21, a false copy or translation of a document, or a false copy of a map or plan ; or
- (c) falsely personates another, and in such assumed character presents any document, or makes any admission or statement, or causes any summons or commission to be issued, or does any other act in any proceeding or enquiry under this Act ; or
- (d) abets anything made punishable by this Act ; shall be punishable with imprisonment for a term which may extend to seven years, or with fine, or with both.
- 83. Registering officer may commence prosecution :** (1) A prosecution for any offence under this Act coming to the knowledge of a registering officer in his official capacity may be commenced by or with the permission of the Inspector-General, the Registrar or the Sub- Registrar, in whose territories, district or sub-district, as the case may be, the offence has been committed.
- (2) Offences punishable under this Act shall be, triable by any Court or officer exercising powers not less than those of a Magistrate of the Second Class.
- 84. Registering officers to be deemed public servants:** (1) Every registering officer appointed under this Act shall be deemed to be a public servant within the meaning of the [Sindh] Penal Code.

- (2) Every person shall be legally bound to furnish information to such registering officer when required by him to do so.
- (3) In Section 228 of the [**Sindh**] Penal Code, the words 'judicial proceeding' shall be deemed to include any proceeding under this Act.

PART- XV
MISCELLANEOUS

- 85. Destruction of unclaimed documents:** Documents (other than wills) remaining unclaimed in any registration office for a period exceeding two years may be destroyed.
- 86. Registering officer not liable for thing 'bona fide' done or refused in his official capacity:** No registering officer shall be liable to any suit, claim or demand by reason of anything in good faith done or refused in his official capacity.
- 87. Nothing so done invalidated by defect in appointment or procedure:** (1) Nothing done in good faith pursuant to this Act or any Act hereby repealed, by any registering officer, shall be deemed invalid merely by reason of any defect in his appointment or procedure.
 - (4) Any defect in or the want of authority of a person to present a document shall not be itself, render invalid the registration of the document or the transaction effected by it.
- 88. Registration of documents executed by Government Officers or certain public functionaries :** (1) Notwithstanding anything herein contained, it shall not be necessary for any officer of Government, or for any Official Trustee or Official Assignee or for the receiver on Registrar of a High Court, to appear in person or by agent at any registration office in any proceeding connected with the registration of any instrument executed by him in his official capacity, or to sign as provided in Section 58.
 - (2) Where any instrument so executed, the registering officer, to whom such instrument is presented for registration may, if he thinks fit, refer to any Secretary to Government or to such officer of Government Administrator-General, official Trustee, official Assignee, Receiver of Registrar, as the case may be,- for information respecting the same, and, on being satisfied of the executions thereof, shall register the instrument.
- 89. Copies of certain orders, certificates and instruments to be sent to registering officers and filed:** (1) Every officer granting a loan under the Land Improvement Loans Act, 1883, shall send a copy of his order to the registering officer within the local limits of whose jurisdiction the whole or any part of the land to be improved or of the land,

to be granted as collateral security, is situate, and such registering officer shall file the copy in his Book No. 1.

- (2) Every Court granting a certificate of sale of immovable property under the Code of Civil Procedure, 1908 shall send a copy of such certificate to the registering officer within the local limits of whose jurisdiction the whole or any part of the immovable property comprised in such certificate is situate and such officer shall file the copy in his Book No. 1.
- (3) Every officer and every co-operative society granting any such loan as is referred to in clause (x) of sub-section (2) of Section 17, shall send a copy of any instrument whereby immovable property is mortgaged for the purpose of securing the repayment of the loan, and if any such ^property is mortgaged for the same purpose in the order granting the loan, a copy also of that order to the registering officer within the local limits of whose jurisdiction the whole or any part of the property so mortgaged is situate, and such registering officer shall file the copy or copies, as the case may be, in his Book No. 1.
- (4) Every Revenue Officer granting a certificate of sale to the purchaser of immovable property sold by public auction shall send a copy of the certificate to the registering officer within the local limits of whose jurisdiction the whole or any part of the property comprised in the certificate is situate, and such officer shall file the copy in his Book No. 1.

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³⁷[Provided that for the purpose of e-registration, the scanned copies of documents referred to in this section shall be stored in the database and entered in the Indices maintained on the web portal].

38[89-A. Inspection by Inspector of Registration. The Inspector of the Registration may be allowed to conduct inspection of the documents in the e-Registration System in accordance with rules].

39[89-B. Power to remove difficulties. If any difficulty arises in giving effect to the provisions of this Part, the Board of Revenue with the approval of the Government may, by order, make such provisions or give such directions not inconsistent with the provisions of this Act as may appear to it to be necessary or expedient for the removal of the difficulty].

90. Exemption of certain documents executed by or in favour of Government: (1) Nothing contained in this Act or in the Registration Act, 1877, or in the Registration Act, 1871, or in any Act thereby repealed, shall be deemed to require or to have at any

³⁷ *New Proviso added by S.36 of Registration of (Sindh Amendment) Act 2024.*

³⁸ *New section 89-A & 89-B Inserted by S.38. Registration of (Sindh Amendment) Act 2024.*

³⁹ *Ibid*

time required, the registration of any of the following documents or maps, namely:

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- (a) documents issued, received or attested by any officer engaged in making a settlement or revision of settlement of land-revenue, and which form part of the records of such settlement ; or
- (b) documents and map, issued, received or authenticated by any officer engaged on behalf of Government in making or revising the survey of any land, and which form part of the record of such survey ; or
- (a) documents which, under any law for the time being in force, are filed periodically in any revenue office by patwaris or other officer charged with the preparation of village-records; or
- (b) sanads, inam, title-deeds and other documents purporting to be or to evidence grants of assignments by Government of land or of any interest in land ; or
- (c) notices given under Section 74 or Section 78 of the Sindh Land Revenue Code, 1879 (Sindh Act, V of 1879)] of relinquishment of occupancy by occupants, or of alienated land by holders of such land.
- (2) All such documents and maps shall, for the purposes of Sections 48 and 49, be deemed to have been and to be registered in accordance with the provisions of this Act.

91. Inspection and copies of such documents : Subject to such rules and the previous payment of such fees as the Government prescribed in this behalf, all documents and maps mentioned in Section 90, clauses (a), (b), (c) and (e) and all registers of the documents mentioned in clause (d), shall be open to the inspection of any person applying to inspect the same, and, subject as aforesaid, copies of such documents shall be given to all persons applying for such copies.

92. Burmese registration rules confirmed: [Repealed by the A. O. 1937.]

93. Repeals: [Repealed by Act, I of 1938, Section 2 and Schedule.]

THE SCHEDULE

Repeal of Enactments: [Repealed by the Repealing Act, I of 1938, Sec. 2 and Schedule.]

