



TPA S. 53A - Execution of the registered agreement to sell coupled with delivery of possession does not result in transfer of the immovable property worth more than Rs.100/- if not registered

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Transfer of Property Act, 1882 (4 of 1882) Section 53A - Registration of the [agreement](#) to sell coupled with delivery of possession has been made mandatory if the document is to be used for the purpose of Section 53A of the Transfer of Property Act, 1882 - No doubt, a mere [agreement to sell](#) does not, of itself, create any [interest](#) in or charge on the property agreed to be sold as per Section 54 of the Transfer of Property Act, 1882 - The position remains the same even if the agreement to sell is not registered - On execution of the agreement to sell with delivery of possession, the transfer of the [title](#) does not take place - By now, it is well settled that the execution of the registered agreement to sell coupled with delivery of possession does not result in transfer of the immovable property worth more than Rs.100/- - Registration Act, 1908 (16 of 1908), Section 17(1A).

[PLRline 479473](#)

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