

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).

[PLRoline 479473](#)

**[2021-3 Punjab Law Reporter 368](#)**