



भूमि संसाधन विभाग
DEPARTMENT OF
LAND RESOURCES

National Generic Document Registration System

**National Generic Document Registration System
Department of Land Resources - Government of India**

**Department of Revenue,
Government of Andaman and Nicobar Islands
Administration**

Status of Online Registration

Total SRO Offices (No.)	SRO using online Registration Software (No.)	Data Entry (No.)	Appointments (No.)	Registered Documents (No.)	Revenue Collection (₹. Lakh)
05 Sub- Registrar South Andaman	05 NGDRS onlineregistrati onani.gov.in/U sers/login	Private Individual	2333	2333	Showing incorrect stamp duty collection data in the online portal. Matter has been taken up with District Informatics Officer, NIC, DC Office, Port Blair to rectify the same.
The above date is from 19-10-2019 to 12-07-2024 since the implementation of online registration through NGDRS					

Features of Current e-Registration Application

S No	Features	Whether Available or Not	Link/URL (If feature is available)
1.	Property Details	Available	https://onlineregistrationni.gov.in/Citizenentry/property_details
2.	Integration of Application with Land Records	Available	db.and.nic.in/dweepbhoomi
3.	Party Details	Available	https://onlineregistrationni.gov.in/Citizenentry/party_entry
4.	Witness Details	Available	https://onlineregistrationni.gov.in/Citizenentry/witness
5.	Auto Fee calculation	Available	https://onlineregistrationni.gov.in/CitizenentryFeesAN/stamp_duty_an
6.	Online Payment of fees	Available	https://onlineregistrationni.gov.in/Citizenentry/payment
7.	Upload of Documents	Available	https://onlineregistrationni.gov.in/Citizenentry/upload_document
8.	Linkage of Aadhaar and Cell number	Not Available	
9.	Cost of Construction	Not Available	
10.	Property Details	Available	https://onlineregistrationni.gov.in/citizenentry/property_details
11.	Rate of DLC/Circle Rate	Not Available	https://onlineregistrationni.gov.in/Citizenentry/property_details



Advantages of Current Registration Application over NGDRS Application

S No.	Advantage
1	Offering complete user interface for property and document registration.
2	The application digitizes the process of land purchase making its hassle free.
3	Citizen empowerment through online entry of deed, online appointment, online admission & document search etc.
4	It checks fraudulent transaction, reduces document registration process, time and cost at Sub-Registrar level.

Modification/Upgradation required in NGDRS Application for Adoption

S No	Modificatoin/Upgradation
1	It is recommended that a person who has registered a deed in their name at the office of the Sub-Registrar through the online process should be able to download the uploaded deed from the NGDRS portal using a registered mobile number with OTP login facility.
2	The NGDRS portal should incorporate the facility to display the grand total collection of stamp duty.
3	To enable the Sub-Registrar Office to trace registered deeds for office purposes, a search option should be incorporated that allows for the use of the survey number, village name, Tehsil name, and District name.

AI ML GIS BI

Sr	Question	Category	Compliance	Timeline
1	Whether (AI Nibhrit) solution is available for masking personal information of PAN, Aadhaar number and fingerprint impressions on registered pdf deeds	AI/ML, GIS & BI	No	Sep-24
2	Whether circle / guideline locations map georeferenced are available on GIS platforms?	AI/ML, GIS & BI	No	
3	Whether BI based dashboards available for decision support?	AI/ML, GIS & BI	No	
4	Whether circle rate/ guideline rates can be checked by selecting area of interest from the map or mobile app ?	AI/ML, GIS & BI	No, Circle rates are village wise	

Coverage

5	Total no. of SROs in the State	Coverage	5	
6	Number of SROs computerized	Coverage	5	
7	Whether SRO can access legacy data as a ready reference	Coverage	No	
8	Month and Year of Computerisation of 1 st SRO in the State	Coverage	19-10-2019	
9	From which year is digitised legacy data available	Coverage	2019	
10	Whether a document can be searched based on Name, Property details like survey number, deed number, etc.	Coverage	Yes	

Coverage

11	Month and Year of computerisation of latest SRO in the State	Coverage	19-10-2019	
12	Whether search functionality is available for English and local language irrespective of registered document language? OR whether search functionality available using on the fly transliteration facility?	Coverage	No	
13	Number of land properties registered in FY 2023-24	Coverage	2,333	
14	Whether Audit & Inspection of registered documents facility available?	Coverage	No	

Easy Registration

15	Whether anywhere registration is allowed in the state	Easy Registration	As per the Registration Rule, the registration can only be done under the particular Jurisdiction.	
16	Whether Circle Rates/ Ready Reckoner Rates/ Guideline values / Collector Rates for lands are available to citizens in the Registration software	Easy Registration	Yes	
17	Is Online payment facility available for application fee - Stamp duty, registration fees, etc.	Easy Registration	No SD is collected at Canara Bank	
18	Is e-Calculator (Online Stamp duty calculator) made available for citizens to compute fees	Easy Registration	Yes	

Easy Registration

20	Whether party signature is captured using digital pen and pad	Easy Registration	No	
21	Whether identification documents upload facility is available	Easy Registration	Yes	
22	Whether SRO is able to complete registration online	Easy Registration	Yes	
23	Whether home visit module is available for SRO	Easy Registration	Yes	

Easy Registration

24	Whether there is an online registration system for citizens available through eKYC for first sale, Leave and License Agreements to facilitate presence less registration anywhere anytime	Easy Registration	No	E-KYC is under process and will be implemented by Sept-2024
25	Whether dynamic deed templates are available	Easy Registration	No	most people utilize services of licensed petition writers and lawyers
26	Whether faceless and contactless document Registration facility is available in the system?	Easy Registration	No	
27	Whether video conferencing based interaction facility available for faceless/presence less registration?	Easy Registration	No	

Easy Registration

28	Whether documents are accessible through digi-locker ?	Easy Registration	No	
29	Whether dematerialization of registered document is achieved ?	Easy Registration	No	
30	Whether e-sign/DSC based execution of document introduced for all document ?	Easy Registration	No	
31	Is there online facility for booking appointment slot for registration	Easy Registration	Yes	
32	What information/ details are captured during online system for appointment slot booking	Easy Registration	First Party & Second party with Online authentication through Aadhaar/PAN, SRO, Execution date & Mobile No.	

Stamping

33	Whether wallet facility available for smooth and fast payment of stamp duty/ tax/ fees etc.	e-Stamping	No	
34	Is integrated e-stamping facility available in the software?	e-Stamping	No	
35	Whether citizens are capable to purchase stamps online?	e-Stamping	No	
36	Whether e stamps hardcopy is still in use ?	e-Stamping	Yes	
37	Whether e stamping revenue is first collected by any agency then its deposited in state exchequer ?	e-Stamping	Yes	

Grievance Redressal & Support

38	Whether an Online grievance redressal system is available for filing complaints related to property registration at Sub Registrar Office	Grievance Redressal & Support	No	There are multiple platforms for online grievance which are monitored weekly.
39	If yes, number of online grievances received and settled during FY 2023-24	Grievance Redressal & Support	-	-
40	Is online ticketing system available for faster and tracking of issue resolution?	Grievance Redressal & Support	-	-

Integration

41	Is party/ owner names and area details checked from Land Records (RoR) before registration. Is the copy of RoR downloaded as proof of checking? If not, what process is followed as proof for checking?	Integration	Yes, Registration is done only when the person mentioned in ROR or his authorized representative is present.	
42	Is online PAN verification system integrated for Registrations involving higher cost	Integration	No	
43	Is facility available to verify eKYC of Aadhaar/ PAN during admission of parties	Integration	No	
44	Does every registration trigger a corresponding digital mutation in the RoR	Integration	Yes	
45	Whether SRO can push pending data of mutation in case of any network failure	Integration	Yes	

Integration

46	Whether SRO can check litigations online for a property scheduled for registration	Integration	No, SRO relies upon Non Encumbrance Certificate	
47	Whether SRO is able to trigger SMS for important events during document registration	Integration	Yes	
48	Whether transacting property can be selected from the map OR property geotagging functionality is available ?	Integration	No	
49	Whether integration possible/ completed with Urban Local Bodies data systems ?	Integration	No	
50	Number of SROs integrated with Revenue Offices and Land Record database	Integration	Yes	
51	What Property attributes (survey number, door number, plot number, khasra, khewat, khatouni number, etc.) are captured in online system	Integration	Survey No. is captured	

Legal

52	Whether sale of Govt Land is blocked/ red-flagged (details of process followed be provided)	Legal	No,non encumbrance certificate is issued.	
53	Is this mandated in in Rules, SOP, Manual or just a practice?	Legal	Practice	
54	In practice, how many year's registration deeds are searched by SRO before registration?	Legal	5 Years	
55	Do SRO check seller's ownership document by past record.	Legal	Yes	
56	Whether SRO has facility to generate encumbrance certificate and e-search	Legal	NO, Non encumbrance certificate is generated online by Tehsildar through E-district	

Legal

52	Whether sale of Govt Land is blocked/ red-flagged (details of process followed be provided)	Legal	No,non encumbrance certificate is issued.	
57	Whether online request for adjudication is available?	Legal	No	
58	Whether online case management functionality to process impound, return and refuse cases?	Legal	Yes	
59	Whether online protest & charge creation functionality available for court, banks or any public officer?	Legal	No	
60	Whether any licence are given under Stamp Rules to any person ?	Legal	No	

THANK YOU