Stamp and Registration Department Registration System in Uttar Pradesh
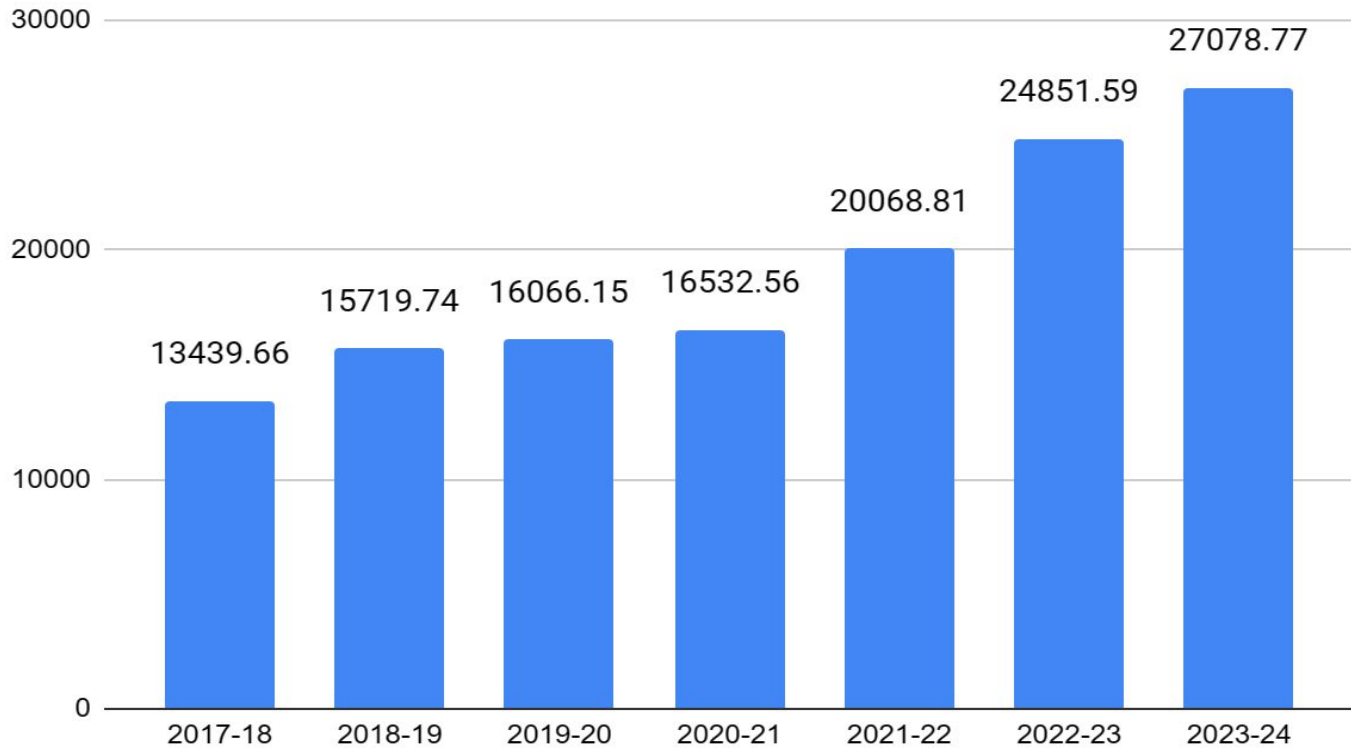
Stamp and Registration Department Uttar Pradesh :- An Overview

- Stamp and Registration Department is an important source of revenue collection for the State Government .

- We are the third largest contributor for the state exchequer after GST and Excise.

- Total 379 Sub Registrar Offices (SRO) are working in the 75 districts of 18 divisions .

- In F.Y. 2023-24, Department has collected revenue of Rs.27078.77 crores

- Approx 2 crore people visit SRO annually.

- Approx 40 lacs and 62 types of documents are getting registered annually.

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Revenue Receipt Amount

Revenue Receipt Amount (In Crores)

Year	Amount
2017-18	13439.66
2018-19	15719.74
2019-20	16066.15
2020-21	16532.56
2021-22	20068.81
2022-23	24851.59
2023-24	27078.77

Stamp and Registration Department Uttar Pradesh :- Enhancing Capabilities

- Fully in-house developed platform for document registration (PRERNA 3.0)

- Handles more than 20,000 documents a day

PRERNA-1.0 Launched in year 2006

PRERNA-2.0 updated in year 2012

PRERNA-3.0 Web based from Dec. 2017

Web Integration with other Department

Stamp and Registration Department Uttar Pradesh :- Source of Revenue and Collection System

- Non-Judicial Stamp Duty is the major Source of Revenue

- Collection of Stamp Duty through e-Stamping System is the most preferred way of stamp Duty payment (CRA- Stock Holding Corporation)

- More than 10,000 point of Sales for e-Stamping covering all the Subdivisions of the State.

- Saving the livelihood of Stamp Vendors by bringing them under the ambit of point of Sales for Stamp Duty payment through e-Stamping.

- Skill Development of Stamp Vendors through computer learning .

- E-stamping Contributes almost 99% of the total Stamp Duty Collection.

Stamp and Registration Department Uttar Pradesh :- Contribution to Economic Growth of the State

- Collection through e-Stamp grew @10% annually in last 4 years.

- Issuing more than 1.30 Lac E-Stamps certificates a day.

- e-stamping system is fully integrated with the departmental portal, providing seamless validation and document registration.

- e-stamping System is also integrated with State Treasury for providing statistics of the receipts and seamless refund due to cancellation .

- Uttar pradesh is among the first State to provide digital e-Stamping to facilitate digital document execution in loan documents/ bank guarantee.

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Coverage under online registration

S.No.	Functionality	Current Status	Future plan	Timeline
1.	Total number and percentage of SROs covered	379	—-----------	
2.	From which year is digitized legacy data available & backlog, if any	process of digitization has been started from the year 2002 onwards	data from year 2002 to 2017 will be online. From year 2018, legacy data is on the public domain	By the end of F.Y. 2024-2025, Digitized record from year 2002 will be available on the public domain
3.	Availability of search facility of document based on Name, property details like survey number, deed number etc.	Partially available from the year 2002 onwards		By the end of F.Y. 2024-2025
4.	Search facility of legacy data available to SRO and/or citizens	Partially available from the year 2002 onwards		By the end of F.Y. 2024-2025
5.	Percentage of Aadhar seeding in the RoR & Cadastral map by LR Dept. and its availability	In the purview of board of revenue		

Ease of Registration

S. No.	Functionality	Current Status	Future plan	Timeline
1.	Online facility for booking appointment slot for registration	Available		
2.	Pre-registration search facility about the RoR, Cadastral map etc for citizens	Available		
3.	KYC systems in operation: a. Aadhar linkage b. Aadhar authentication c. Any other document/Icards allowed	Aadhaar authentication system is undergoing User acceptance test (UAT)	It will be enabled in both property as well marriage registration	By the end of September, 2024
4.	Requirements & functions of Notary public, witnesses and Gazetted officer in registration process	Requirements of witnesses in registration process		
5.	Dynamic deed templates availability	Available on departmental portal (Approx. 22 types of deed templates is available)		
6.	Whether anywhere registration is allowed in the state	Concurrent Jurisdiction of Sadar SROs situated in 20 large Districts.		

E- Stamping & fees etc.

S.No.	Functionality	Current Status	Future plan	Timeline
1.	Circle Rates/ Ready Reckoner Rates/ Guideline values / Collector Rates for lands: Availability online	Available online		
2.	E-Calculator (Online Stamp duty calculator) availability to compute fees	Available online		
3.	Online payment facility for application fee - Stamp duty, registration fees, etc.	Available online		
4.	Whether citizens are capable to purchase stamps online?	Yes	Self printing of E-stamp of the value upto Rs. 500 is under process	By end of December 2024
5.	Integrated e-stamping facility availability in the software itself	Web integration with e stamping facility is available		

Integration with other systems

S. No.	Functionality	Current Status	Future plan	Timeline
1.	Percentage of SROs integrated with Revenue Offices and Land Record database and its embedded nature	100%		
2.	Whether SRO and/or citizen can check litigations online for a property scheduled for registration	Yes		
3.	Does every registration of land, plot, apartment trigger a corresponding digital mutation in the RoR	Web integration with RoR, ULB, power corporation		
4.	Is party/ owner names and area details checked from Land Records (RoR) before registration	Yes		
5.	Is past registration data available for checking & validation by SRO	Yes		

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Integration with other systems

S. No.	Functionality	Current Status	Future plan	Timeline
6.	Whether separate DLC rate are available for flats/apartments	Yes		
7.	Whether system are integrated for registration of agreements vis a vis final deed / sale registration.	Yes		
8.	Whether sale of Govt Land is blocked/red-flagged	Govt land mentioned in RoR are blocked for sale	For other properties red flagging, Software development is under process	By the end october 2024
9.	System integration with Authority/TCP approval and with the ULBS	Web integration with ULB		

Use of AI / ML, GIS & BI

S. No.	Functionality	Current Status	Future plan	Timeline
1.	Whether (AI Nibhrit) solution is available for masking personal information of PAN, Aadhaar number and fingerprint impressions on registered pdf deeds	In house software has been developed for masking thumb impression	Process of masking of personal information through AI Nibhrit is under process	by the end of December, 2024
2.	Whether circle / guideline locations map georeferenced are available on GIS platforms?	Yes	GIS mapping of the property is under process	
3.	Whether BI based dashboards available for decision support?	No		
4.	Whether circle rate/ guideline rates can be checked by selecting area of interest from the map or mobile app?	No		
5.	Whether Blockchain technology is being utilized.	No		

State - Specific Innovations

- Agriculture Mortgage filing are totally faceless. Approx.8 lacs documents are filed annually.
- Complete and faceless issuance of-
  ➢ NEC(Non -encumbrance certificate)
  ➢ Certified copy of registered deed.
  ➢ Certificate of registered deed.
- Online refund of unused stamp.
- Proposed Online Digital Document Execution Platform for optional Registrable Documents
- Digital platform for online filing of lease agreement for a period upto 12 months
- Online Marriage Registration of all religions
- Front Office Management

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Introducing E- Registration
Uttar Pradesh Online Registration of Document Rules, 2024

To be allowed for specified entities (development and Industrial development authorities) for sale, agreement & lease deeds.

- Presentation and acceptance to be done in front of designated nodal officers of the respective entity.
- Photograph & signature of the parties to be taken digitally.
- Registration to be done by SR on the basis of electronically transmitted data.
- Provision for background impression to prevent fraud.
- Provision of Thumbnail print to reduce cost.

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Name of IGR:	Dr. Rupesh Kumar, IAS
Office Contact No:	0522–2308697
Email address	ig.sr@nic.in
Mobile No.:	9235930100
Department Web address:	igrsup.gov.in
Registration system domain address	igrsup.gov.in

THANK YOU

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