

Registration System in the (State of Punjab)

Coverage under online registration

S.No.	Functionality	Current Status	Future plan	Timeline
1.	Total number and Percentage of SROs covered	181 (100%)	NA	NA
2.	From which year is digitized legacy data available & the backlog, if any	The legacy data is available from the complete roll out of NGDRS (year 2018)		
3.	Availability of search facility of document based on Name, Property details like survey number, deed number, etc.	Available	NA	NA
4.	Search facility of legacy data available to SRO and/or citizens	Available	NA	NA
5.	Percentage of Aadhar seeding in the RoR & Cadastral map by LR Dept and its availability to SRO	Yet to start	Yet to start	Yet to start

Ease of registration

S.No.	Functionality	Current Status	Future plan	Timeline
1.	Online facility for booking appointment slot for registration	Available	NA	NA
2.	Pre-registration search facility about the RoR, Cadastral map etc for citizens	Pre-registration search facility available for RoR	NA	NA
3.	KYC systems in operation: a. Aadhar linkage b. Aadhar authentication c. Any other document/Icards allowed	Testing has been completed and Security/Information Security Audit is in process.	30 th July, 2024	30 th July, 2024
4.	Requirements & functions of Notary public, witnesses and Gazetted officer in registration process	Two witnesses are required as per law.		
5.	Dynamic deed templates availability	No	Yet to start	Can be completed within 6 months
6.	Whether anywhere registration is allowed in the state	No	No	No

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	Yes	NA	NA
2.	E-Calculator (Online Stamp duty calculator) availability to compute fees	Yes	NA	NA
3.	Online payment facility for application fee - Stamp duty, registration fees, etc.	Yes	NA	NA
4.	Whether citizens are capable to purchase stamps online?	Yes (upto Rs. 500)	NA	NA
5.	Integrated e-stamping facility availability in the software itself	Yes	NA	NA

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% SROs have been integrated with land record.	NA	NA
2.	Whether SRO and/or citizen can check litigations online for a property scheduled for registration	Yes – litigation record in land records can be checked online.	NA	NA
3.	Does every registration of land, plot, apartment trigger a corresponding digital mutation in the RoR	Yes. Auto reference is being sent to Jamabandi	NA	NA
4.	Is party/ owner names and area details checked from Land Records (RoR) before registration	Provision is available	NA	NA

Integration with other systems

S.No.	Functionality	Current Status	Future plan	Timeline
5.	Is past registration data available for checking & validation by SRO	Yes- The record can be checked from June, 2018 (Roll out of NGDRS)	Yet to plan.	
6.	Whether separate DLC rate are available for flats/ apartments	Yes	NA	NA
7.	Whether system are integrated for registration of agreements vis a vis final deed / sale registration.	No	Under discussion	
8.	Whether sale of Govt Land is blocked/ red-flagged	No	Yet to plan.	
9.	System integration with Authority/TCP approval and with the ULBs	No	Yet to plan.	

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 progress	However, requisite documentation has been done with NIC to onboard the AI Nibhrit	
2.	Whether circle / guideline locations map georeferenced are available on GIS platforms?	No	Under progress	Within six months.
3.	Whether BI based dashboards available for decision support?	No	Provision is to be provided on NGDRS	Timelines to be given by NIC, Pune.
4.	Whether circle rate/ guideline rates can be checked by selecting area of interest from the map or mobile app ?	No	Under progress	Within six months.
5.	Whether Block chain technology is being utilized.	No	Provision is to be provided on NGDRS	Timelines to be given by NIC, Pune.

State innovations

- Integration with e-stamping. Auto-locking of e-stamp paper during the registration to stop the re-use/mis-use of stamp paper.
- Integrated with digi-locker. The copy of registry is being sent automatically to the party after completion of registration process.
- ADHAAR authentication/E-KYC of parties is in progress and to be implemented shortly.
- Facility of Tatkal appointment is available.

Name of IGR:

Email address:

Office number:

Cell number:

Department Web address:

Registration system domain address:

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Thanks