

# Registration System in the State of West Bengal

## Coverage under online registration

S.No.	Functionality	Current Status	Future plan	Timeline
1.	Total number and Percentage of SROs covered	260 , 100% covered		
2.	From which year is digitized legacy data available & the backlog, if any	Available in Public Domain from 2002. Digitization is completed up to 1985 but yet to be published.	Digitization programme for deeds registered between 1970 to 1984 has been taken up. Before 1970, the proposal is under consideration.	Within 2026
3.	Availability of search facility of document based on Name, Property details like survey number, deed number, etc.	Available		
4.	Search facility of legacy data available to SRO and/or citizens	SRO and Citizens		
5.	Percentage of Aadhar seeding in the RoR & Cadastral map by LR Dept and its availability to SRO	2		

# 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	a. Under Development b. Under Development c. Voter Card, PAN Card etc		
4.	Requirements & functions of Notary public, witnesses and Gazetted officer in registration process	Requirements of witness is necessary		
5.	Dynamic deed templates availability	Available		
6.	Whether anywhere registration is allowed in the state	Anywhere registration is not allowed. However property situated any where within the State can be registered in the office of the Registrar of Assurances. Also property within the district can be registered in DSR offices of that district.		

# 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		
2.	E-Calculator (Online Stamp duty calculator) availability to compute fees	Available		
3.	Online payment facility for application fee - Stamp duty, registration fees, etc.	Available		
4.	Whether citizens are capable to purchase stamps online?	Available		
5.	Integrated e-stamping facility availability in the software itself	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	No		
3.	Does every registration of land, plot, apartment trigger a corresponding digital mutation in the RoR	Yes		
4.	Is party/ owner names and area details checked from Land Records (RoR) before registration	Yes		

# Integration with other systems

S.No.	Functionality	Current Status	Future plan	Timeline
5.	Is past registration data available for checking & validation by SRO	Partially available from 2002		
6.	Whether separate DLC rate are available for flats/ apartments	No		
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	Yes		
9.	System integration with Authority/TCP approval and with the ULBs	Yes		

# 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	Available		
2.	Whether circle / guideline locations map georeferenced are available on GIS platforms?	Partially available	Make it available throughout the State	2027
3.	Whether BI based dashboards available for decision support?	No.	It will be available in near future	
4.	Whether circle rate/ guideline rates can be checked by selecting area of interest from the map or mobile app ?	No		
5.	Whether Block chain technology is being utilized.	No		

# West Bengal



# IMPORTANT INITIATIVES

- ❖ Introduction of the *concept of market value* for calculating the amount of stamp duty chargeable on instruments relating to immovable properties-1994
  
- ❖ Computerized Registration
  - pilot basis in one office in 1999 followed by 10 more offices in 2002
  
  - fully functional computerized registration system called Computerization of Registration of Documents (CORD) in 2007– standalone system
  
  - centralized web based registration system ***e-Nathikaran*** from 2014 onwards
    - Salient features of e-Nathikaran:-
      - (i) Integration with-
        - a) L & LR & RR & R Deptt. for verification of ownership, simultaneous and **automated mutation**
        - b) Urban Development & Municipal Affairs Department for simultaneous mutation in municipalities
        - c) NSDL for PAN verification
        - d) CDAC for e-Signing using Aadhaar

## **IMPORTANT INITIATIVES....*contd.***

(ii) e-Deed

(iii) e-Stamping through Government Receipt Portal System (GRIPS)

(iv) Market value assessment

(v) Online availability of certified copies of deeds through e-District

(vi) Asset Management of Registration Offices

(vii) Refund module for submission and processing of refund applications

# IMPORTANT FEATURES OF COMPUTERISED REGISTRATION

## ❖ Methodology in implementation

- PPP Model
- Standard User Charge (SUC) @ Rs. 300 for 17 pages + Rs.9 per addl. Page

## ❖ Market Value system

- Gram Panchayat- Plotwise
- Kolkata and Howrah Municipal Corporations- Roadwise
- Other Municipal areas- Combination of Plotwise and Roadwise.

## ❖ Methodology in handling of fraudulent registrations

- Impersonation- real time online verification of PAN numbers of the transacting parties
- Transferor is not the legal owner of the property- integration of e-Nathikaran has been done with the L & LR & RR & R Deptt. , Municipal Bodies, etc.
- In pipeline: (a) amendment of Registration Act, 1908 to empower Registration Authority to cancel fraudulent registration  
(b) real time online biometric authentication of the transacting parties

## ❖ Method adopted on implementation of prohibited property

- Module in e-Nathikaran for full/partial blocking of registration

# IMPORTANT FEATURES OF COMPUTERISED REGISTRATION....*contd.*

## ❖ Revenue collections strategy and implementation

- Sub-Committee of State Level Monitoring Committee (SLMC)
- Regular interactions and meetings are conducted with different bodies like Valuation Board, Housing Board, etc.
- Feedback from the Directorate of Revenue Intelligence and Enforcement (DRIE)
- GIS based market valuation System with Analytics capability

## ❖ System of Audit and recovery of arrear amounts

- Revenue Pending Deeds Module
- Range DIGRs to act as collector under Sec. 47A of Indian Stamp Act, 1899

## ❖ Duty Structure Adopted

- 5%- Gram Panchayat
- 6%- Corporation, Municipal and Notified Areas
- 1%- Additional Stamp Duty if the market value exceeds rupees one crore
- 1%- Registration Fees

# **IMPORTANT FEATURES OF COMPUTERISED REGISTRATION....*contd.***

## **❖ Faceless Registration**

- e-Deed

## **❖ Measures taken to bring unregistered property documents within the ambit of registration**

- Various initiatives from time to time
- Presently rebate on Market value and Stamp duty

# LATEST INITIATIVES

## ❖ SPMU

- In house Project Management Unit for monitoring, supervision and continuation of the exercise of the ongoing project on e-Nathikaran system of Registration, Digitization of Legacy Data, Development of Scientific Framework of Market Value Management System and to manage all future computerization projects in the DoRSR.

## ❖ Training & HRD Cell

- In house training cell for arranging training of newly inducted officers and in service officers have been set up.

# UPCOMING INITIATIVES

## ❖ Aadhaar based biometric authentication

- For identification of executants and identifiers

## ❖ Introduction of Cashless transaction at Registration Offices

- POS/UPI based payments for transactions

## ❖ Digitization of Legacy Deeds

- Digitization of legacy deeds for the period 1985 onwards is going on. In the next phase the period from 1970 to 1984 is to be taken up.

## ❖ Integration of eNathikaran Database with WBRERA Database

- To access the approved RERA projects details for the purpose of Stamp Duty & Registration Fees calculation

## ❖ HelpDesk with Toll Free Number

- A HelpDesk with Toll Free Number for the Directorate of Registration & Stamp Revenue is in the process of being set up.

Name of IGR: Dr Uma Sankar S

Email address: [igrcsr-wb@nic.in](mailto:igrcsr-wb@nic.in)

Office number: .: **033-2214 1567/033-2214 3951**

Cell number: 9002110880

Department Web address: <https://wbregistration.gov.in>

Registration system domain address:

**THANKS**