

Registration Department

Government of Kerala



PEARL

PACKAGE FOR **E**FFECTIVE
ADMINISTRATION OF **R**EGISTRATION **L**AWS

IT Services by NIC, Kerala State Office

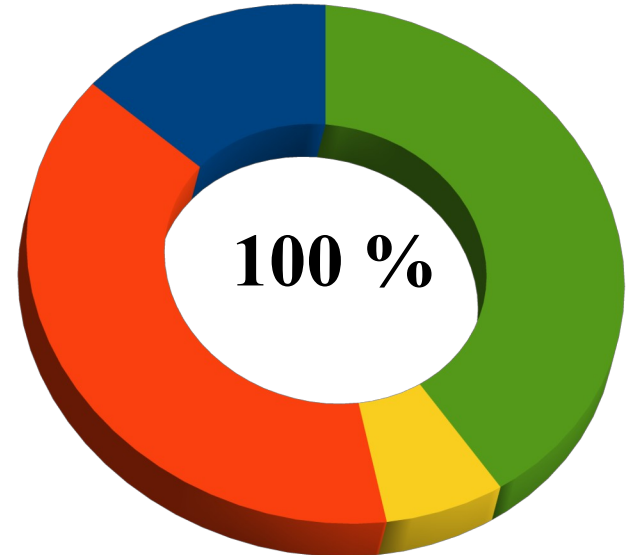
Coverage under online Registration

**Total Sub Registry
Offices
315**

**Legacy Data availability – From
1980 onwards**

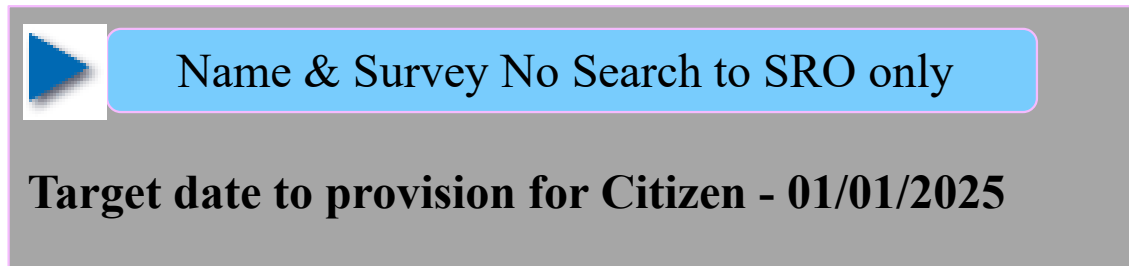
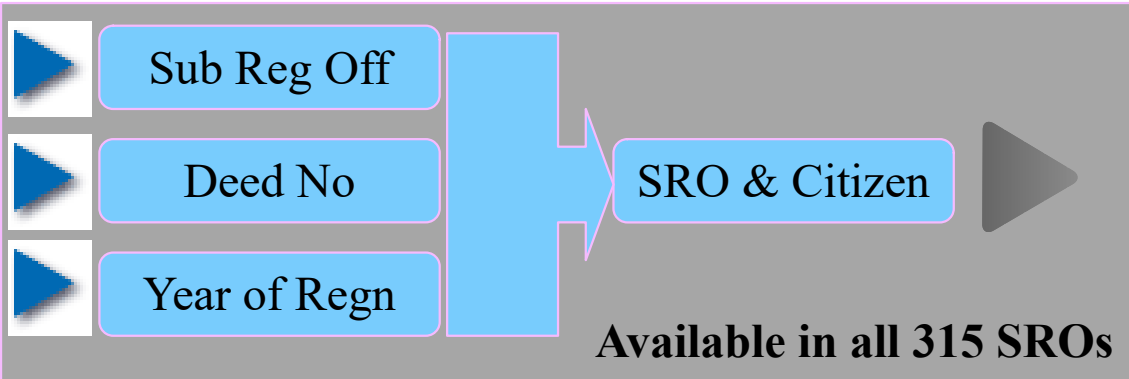
Updation prior to 1980

Target time line – April, 2025



Coverage under online Registration

Availability of Search based on



**Aadhar Seeding by LR Dept
is not available to SRO**

**Aadhar enabled Registration
being considered from
01/01/2025**

Ease of Registration

Online Slot Booking
facility

Available in all 315
SROs

Pre-Regn
Search facility –
RoR/ Map

Not available to
SRO now

New System being
tested – Target date
- 01/09/2025

KYC Systems

Aadhar / Govt ID
– No Aadhar
authentication

Awaiting Aadhar
authentication from
Meity - 01/01/2025

Ease of Registration

**Role of Notary
Public/Witnesses/
Gazetted Officer in
Regn Process**

**Witness is part of
Regn process & It
can be any person**

**Dynamic Deeds
Templates**

**Published – Integration
in process**

**Time Line -
01/01/2025**

**Anywhere
Registration**

**AWR within a district is
operational from 2021**

**AWR within the state
is planned in future –
Timelines not fixed**

E-Stamping and Fees

Guide Line values

E-calculator / e-pay/ e-stamping

Downloadable to citizen

Integrated e-stamping facility

**Online Facility
available for
all these
services**

Integration with Other Systems

Integration with
Revenue & L R
Offices

Integration with
Revenue office
done

Integration with
LR – Roll-out plan
01/10/2024

Facility to check
litigations online
for scheduled
Regn

SRO can view court
attachments if any
during Regn

Public view will be
enabled from
01/01/2025

Digital Mutation in
RoR

Triggers Digital
mutation for all
except apartments

Discusion in
progress for
Apartments/Flats

Integration with Other Systems

**Owner
names/area
details
checked
before Regn**

Yes - Online

**Prev. Regn
Data
available for
checking &
validation**

Yes - Online

**Separate
DLC rates for
flats/Appt**

**Mechanism for
valuation of
Flats & Appts
being discussed**

Integration with Other Systems

Integration for
Regn for agrmnt
to sale vis-a-vis
final deed

Tech. not
integration –
can verify from
the system

Plan to
integrated for
RERA Projects
(01/01/2025)

Red Flag for
Govt Land

At present No

System being
modified to
capture Govt
Land (01/10/2024)

Integration with
TCP/ULB

At present No

Being discussed
to integrate the
same

AI/ML/GIS & Business Intelligence

**Masking of
personal
Information on
regd deeds**

**Agreement
Signed with
NIC (for AI
Nibhrit)**

**Time Line -
01/11/2024**

**Location
maps geo
referenced on
GIS Platforms**

No such app

**Time Line -
01/11/2024**

**BI based
Dashboards
available**

**First level
statistics
available**

**System being
modified -
01/01/2025**

AI/ML/GIS & Business Intelligence

Checking
guideline
rates by
selecting area
of interest

Guideline
are based
on type of
Land

No Mobile
Apps

Block Chain
Technology

Not being
used

Feasibility
Study has
been done

State Specific Innovations

- **Anywhere Registration within a district**
- **Module for Undervaluation**
- **Digitally Signed Encumbrance Certificates for last 40 years**
- **Digital Document Execution Platform for Financial Contracts with Technical Support from NeSL**

Any where Registration within a district



Enter Doct details



Regn SRO



Annual Count - 11000

Memo



Regn SRO

Orgnl.SRO

Validates Survey Verification & send back



3 Book slot for Regn



2 e-pay SD & RF



1 Prepares Deed



Thank You

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<https://registration.kerala.gov.in>

<https://pearl.registration.kerala.gov.in>