

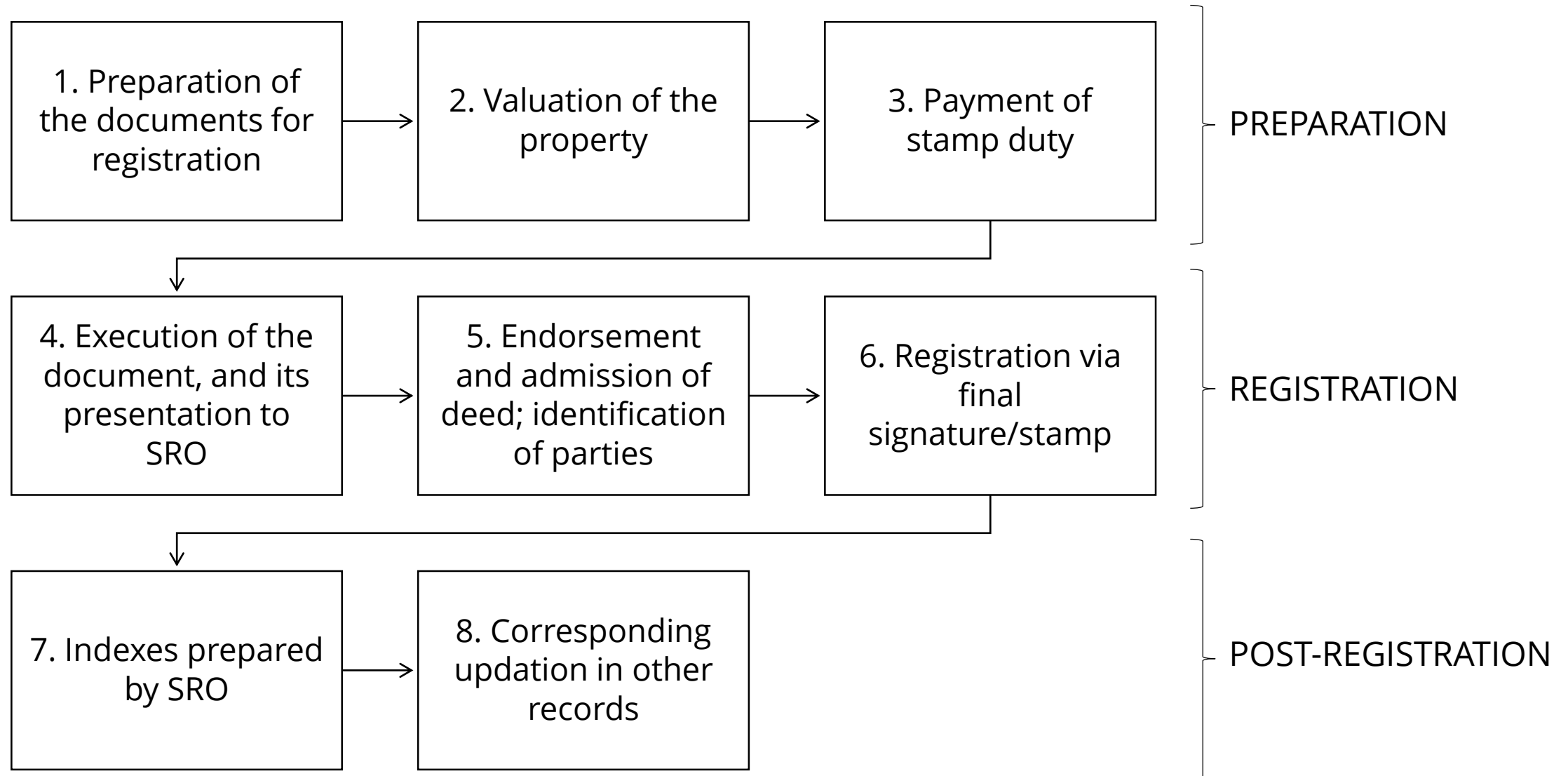
# Registering Deeds in Delhi: Challenges, Innovations, Prospects

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# Sequence of Registration steps (53 days, 9% value, 7.5/30 in land administration index)



# Key Innovations and Gaps: Preparation stage

## Innovation:

Delhi Online Registration Information System (**DORIS**) application.

- Step 1: **e search**: all deeds registered 2002/05 onwards; details of ownership, type of transfer; reg. no; publicly accessible; free of cost;  
Separately, property tax, electricity and water bills
- Step 2: **e valuation**: online platform to evaluate stamp duty (6% for male buyers; 4% for female)
- Step 3: **e stamp papers**: bought online from select banks/authorised centres

## Gaps:

- Step 1: not 30 years legacy; not deed itself; templates not used; linkages to **Indraprasth Bhulekh** (ROR, 193 villages) not automatic; not spatial
- Step 2: SRO ascertains again; additionality
- Step 3: Not e payment

# Key Innovations and Gaps: Registration stage

## **Innovation:**

- Step 4: **Online Appointment Management System** (with UIN from e-stamp paper)
- Step 5: Prohibitions on transfer also checked (LSR, municipal violations, revenue court decree)
- Step 6: Registered deed is electronically scanned

## **Gaps:**

- Step 4: no online Public Data Entry (**PDE**); reliance on facilitators
- Step 5: No automatic triggers or interlinking of datasets
- Step 6: Lag between applications and registrations per day (stamping, upload time); not e-registration

# Key Innovations and Gaps: Post Registration; structural issues

## **Innovation:**

- Step 7: Online e search database updation
- Step 8: Online applications for mutation (ROR and municipality)

## **Gaps:**

- Step 7: Actual uploading not real time (legacy lag)
- Step 8: No automatic mutation through data link; separate applications to Revenue, Municipality, DDA

## **Structural Issues:**

- Peculiar Constitutional situation: sui generis; Central and NCTD Gov
- Land Tilting draft Bill: no traction because of constitutional issues
- Fragmentation of institutions and land classifications

# Prospects

- **Unique Property Identification Card (UPIC)** Scheme of three municipalities: scope for common number; common methods
- Read with mutation and transfer fee: already link with Registration
- Other properties can be linked to data bridge (DDA? NDMC, L&DO)
- Grey Areas: unauthorised settlements (utility bills?), lal dora areas (which have no records); walled city
- Why UPIC: nearly 95% under municipal coverage; property tax incentive; mutation proxy for ownership
- Scale: Around 4.5 million properties; around 17 million population
- Within presumptive, deed based system
- DDA factor: 10% of properties but significant powers, and inadequate records