

# e-Registration

Registration- Anytime, Anywhere

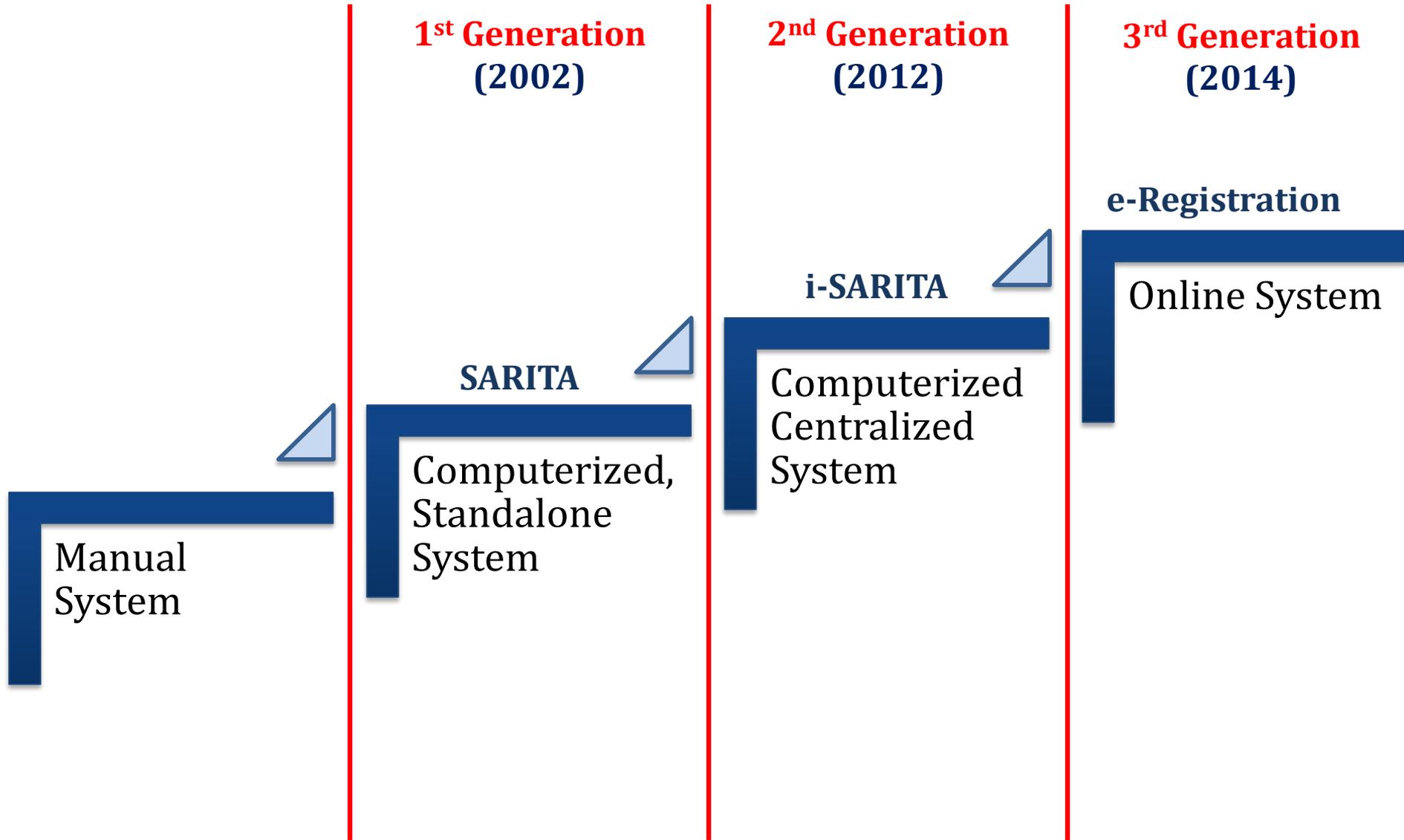


## About Department

- ***Core Functions of the Department***
  - Registration of documents
  - Preservation of data related to registration of documents
  - Collection of Stamp Duty
  
- ***Governed By***
  - The Registration Act, 1908
  - The Maharashtra Stamp Act, 1958
  
- ***2<sup>nd</sup> Highest revenue collecting Department***
  
- ***More than 500 offices in state***



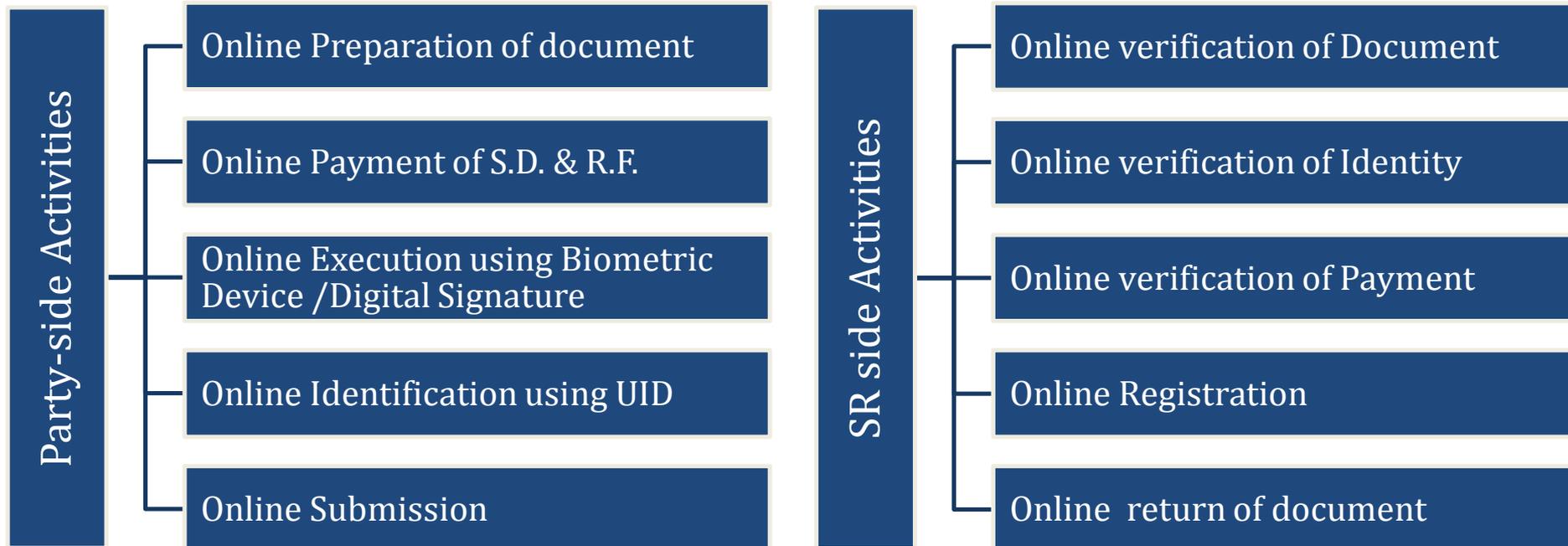
# Registration Roadmap





# What is e-Registration?

e-Registration allows a person to do the complete registration process ONLINE without having to go physically to the Sub Registrar Office.





# Eligible Documents

Leave and License Agreement

(First) Agreement of Sale between Builder and Purchaser

MHADA Allotment Letter

BSUP / SRA Agreements of Local bodies

MIDC Lease agreement

Why these documents?

- Leave & License is simple, stereotyped and low risk document
- In other documents, Seller or Transferor is pre-identified and pre-scrutinized. And registration activity is happening at that party's location who is losing rights.



# Launch of e-Registration



## Leave and License Agreement

- 13<sup>th</sup> February 2014

## (First) Agreement of Sale between Builder & Purchaser

- Nanded City, Pune – 10<sup>th</sup> July 2014
- Marathon Realty, Mumbai – 31<sup>st</sup> August 2014

## MHADA Allotment letter

- 6<sup>th</sup> September 2014

## BSUP & SRA Agreement of local bodies

- 31<sup>st</sup> October 2014 (Planned)

## MIDC Lease Agreement

- 31<sup>st</sup> October 2014 (Planned)



## e-Registrations done till now

1300

- Leave & License

90

- Flat Agreement to Sale:  
*Nanded City*  
*Marathon Realty*

2

- MHADA



# Pre-requisites of e-Registration (Sale Agreement)

## IT Infrastructure

- Exclusive PC and Printer
- 2 Mbps MPLS VPN Connectivity from MTNL/BSNL\***
- Web Camera
- Bio-metric Reader
- Digital Signature**

## Non-IT Infrastructure

- UID of executing parties**
- Office space of minimum 15 ft × 12 ft
- Document Customization
- Qualified Staff
- CCTV Surveillance

\* For e-Registration of Leave & License, 2 Mbps Internet Connectivity is required



## Eligibility of Developer

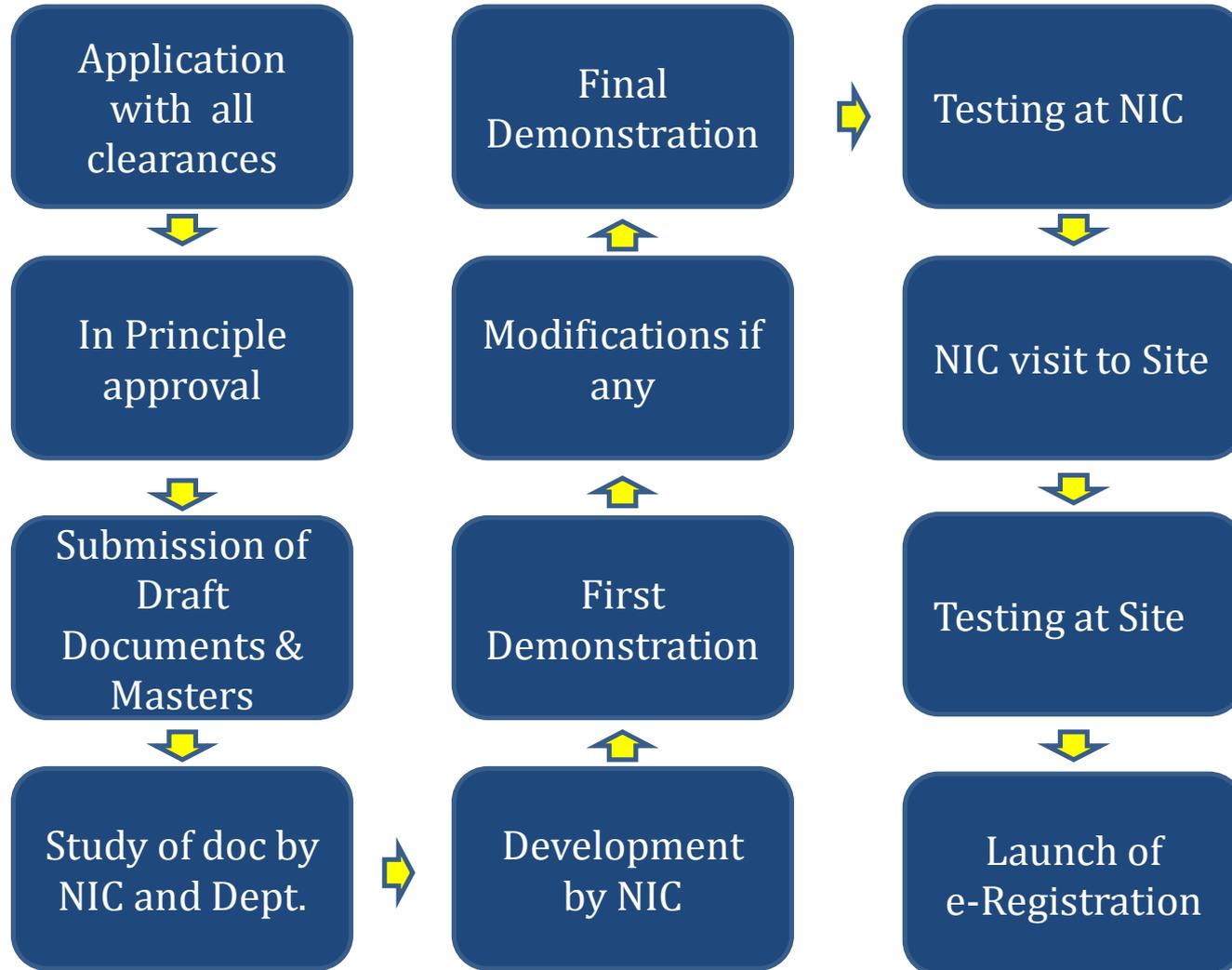
Minimum 200 Agreement to Sale of Units of a particular project to be registered

All the necessary approvals from the Authorities like:

- NA permission,
- Building permission,
- Environmental clearance etc.



# Process before e-Registration





# Process before e-Registration

		Parallel Activities			
Milestones (Days)	Duration (Days)	Activity 1	Activity 2	Activity 3	Activity 4
T	-	Willingness form submission by Developer	Training of Developer staff by NIC	Site Preparation like procurement and installation of PCs, CCTV, Web-Camera, Bio-metric etc.	MPLS VPN Connectivity of 2 Mbps by BSNL / MTNL
T + 07	7 Days	Approval Letter to Developer			
T + 10	3 Days	Submission of Draft Document, Masters and Project Plan			
T + 15	5 Days	Study of above docs by NIC and Dept.			
T + 22	7 Days	Development by NIC			
T + 23	1 Day	1 <sup>st</sup> Demo to Developer			
T + 27	4 Days	Modification if any			
T + 28	1 Day	Final demo approval of draft document by Developer			
T + 32	4 Days	Testing at NIC			
T + 35	3 Days	NIC person's visit to site and assurance of access			
T + 40	5 Days	Testing at Site			
T + 45	5 Days	Launch of e-Registration for Developer			



# Charges for e-Registration



Stamp Duty and Registration Fee as per Law

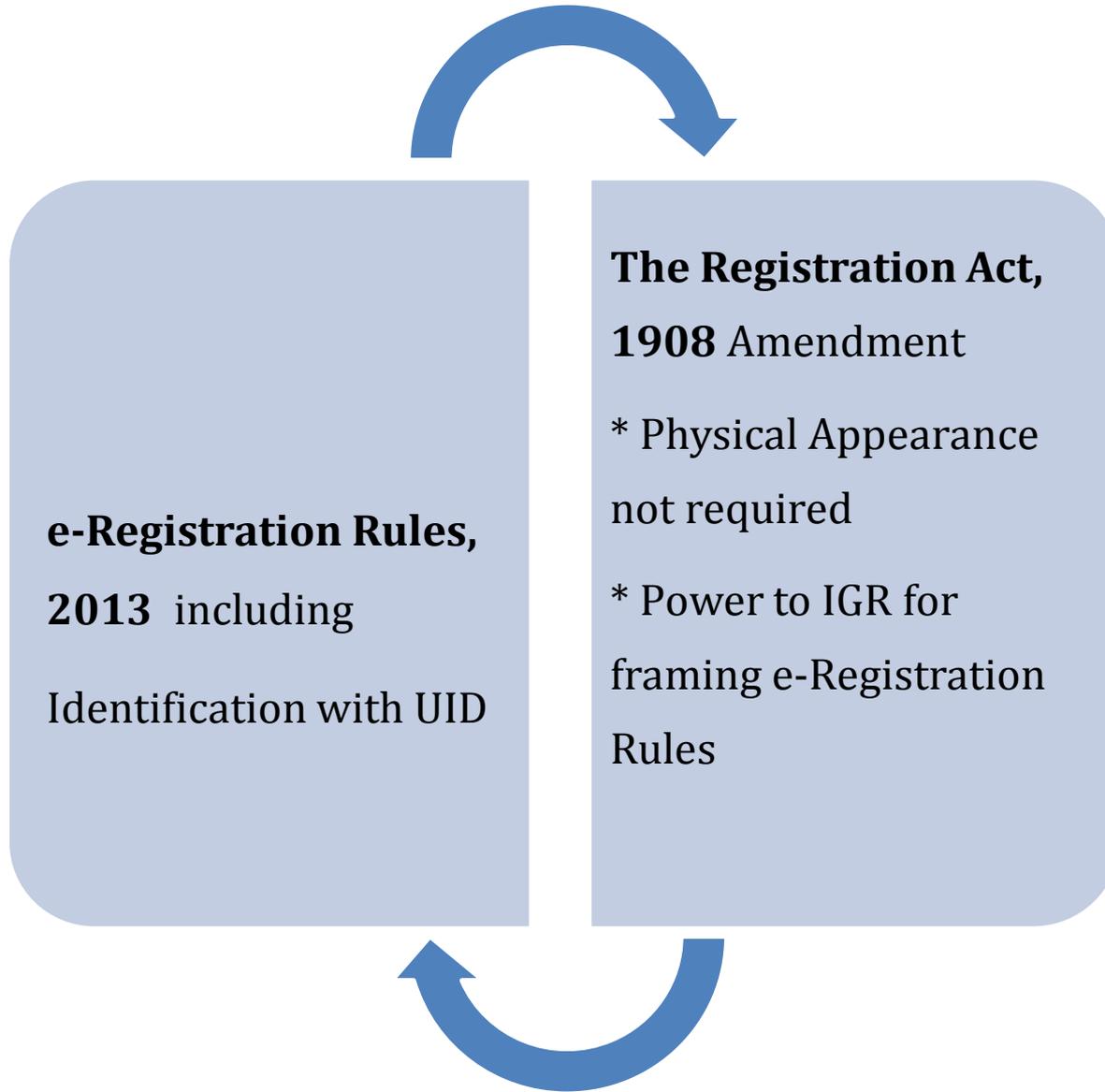
Document Handling Charges Rs. 1000 per document

No Extra Charges for “On-site e-Registration” facility

Free of Cost Software, Training and Document draft preparation

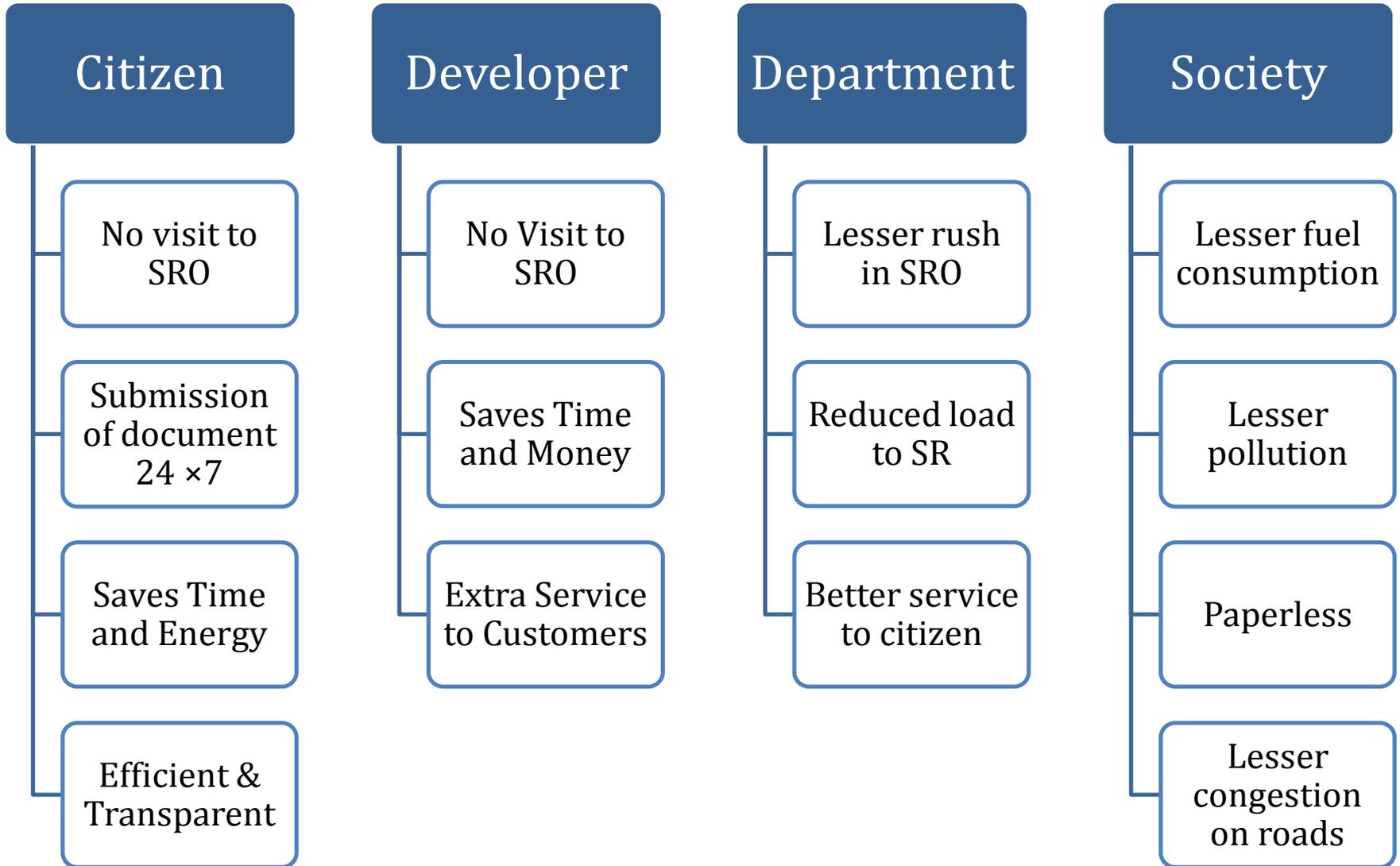


# Legal Backing to e-Registration





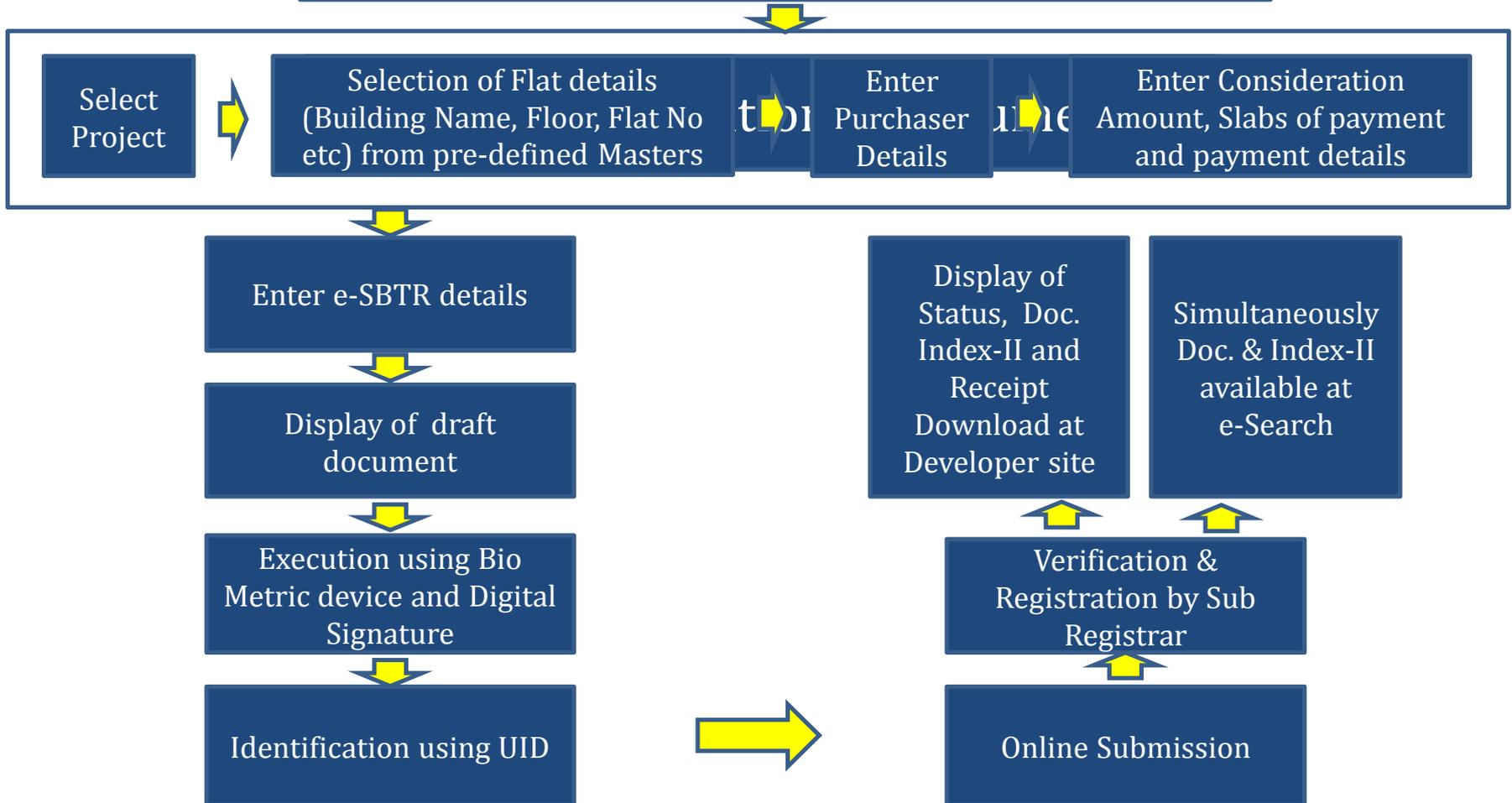
# Benefits of e-Registration





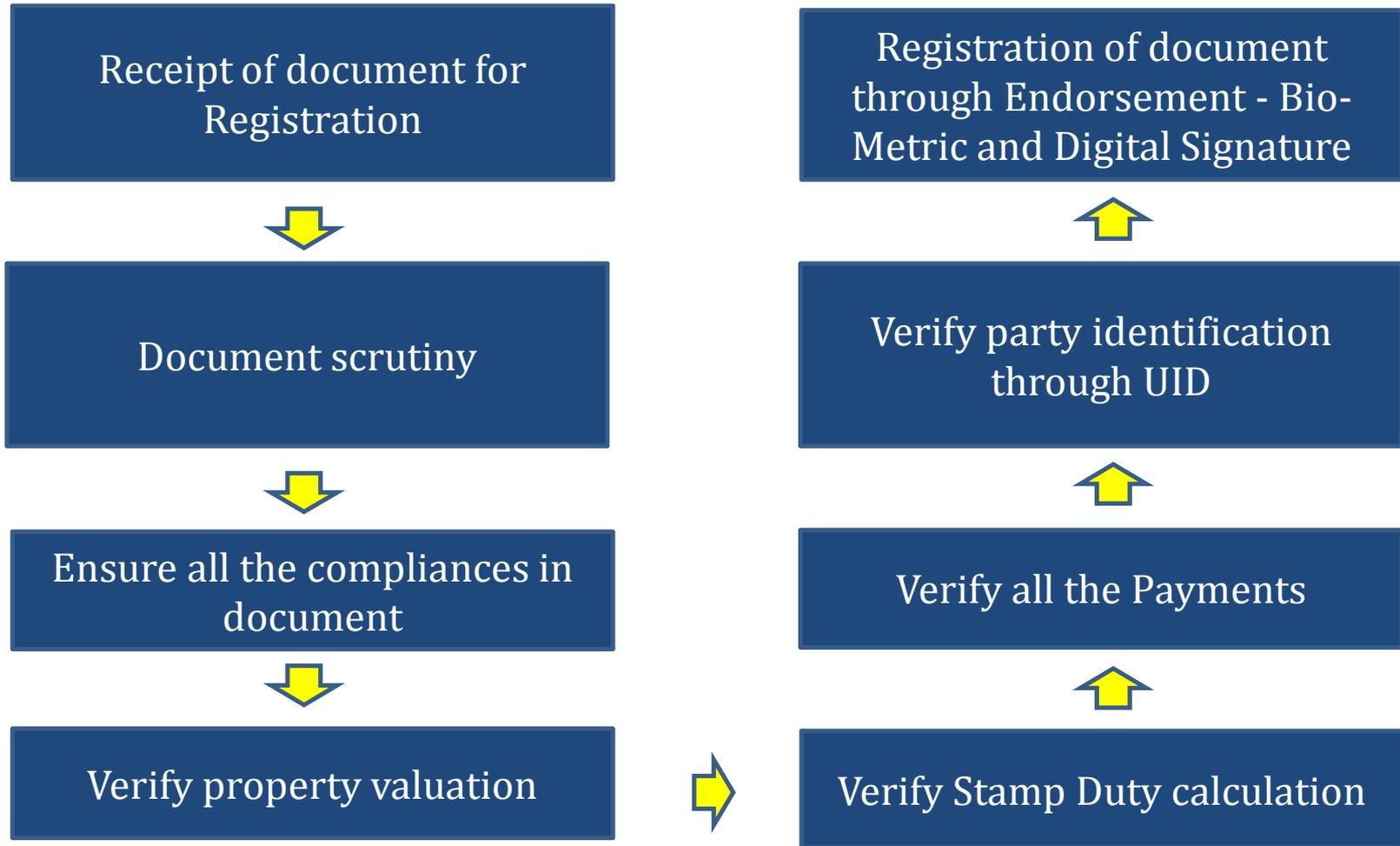
# e-Registration Process at Developer's end

Login by Developer for Scheme



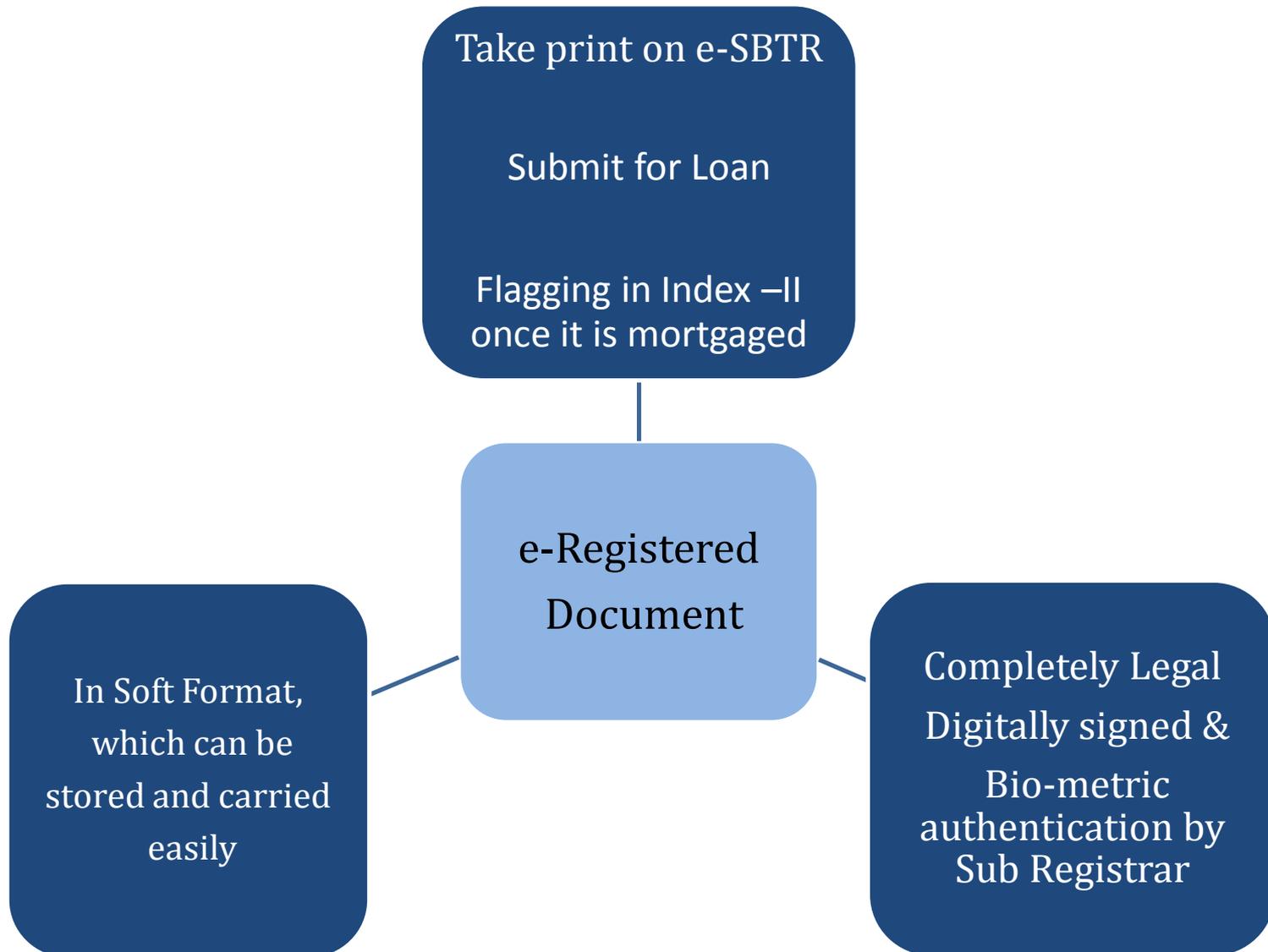


# e-Registration Process at Sub Registrar end





# e-Registered Document





*Thank you!*