



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

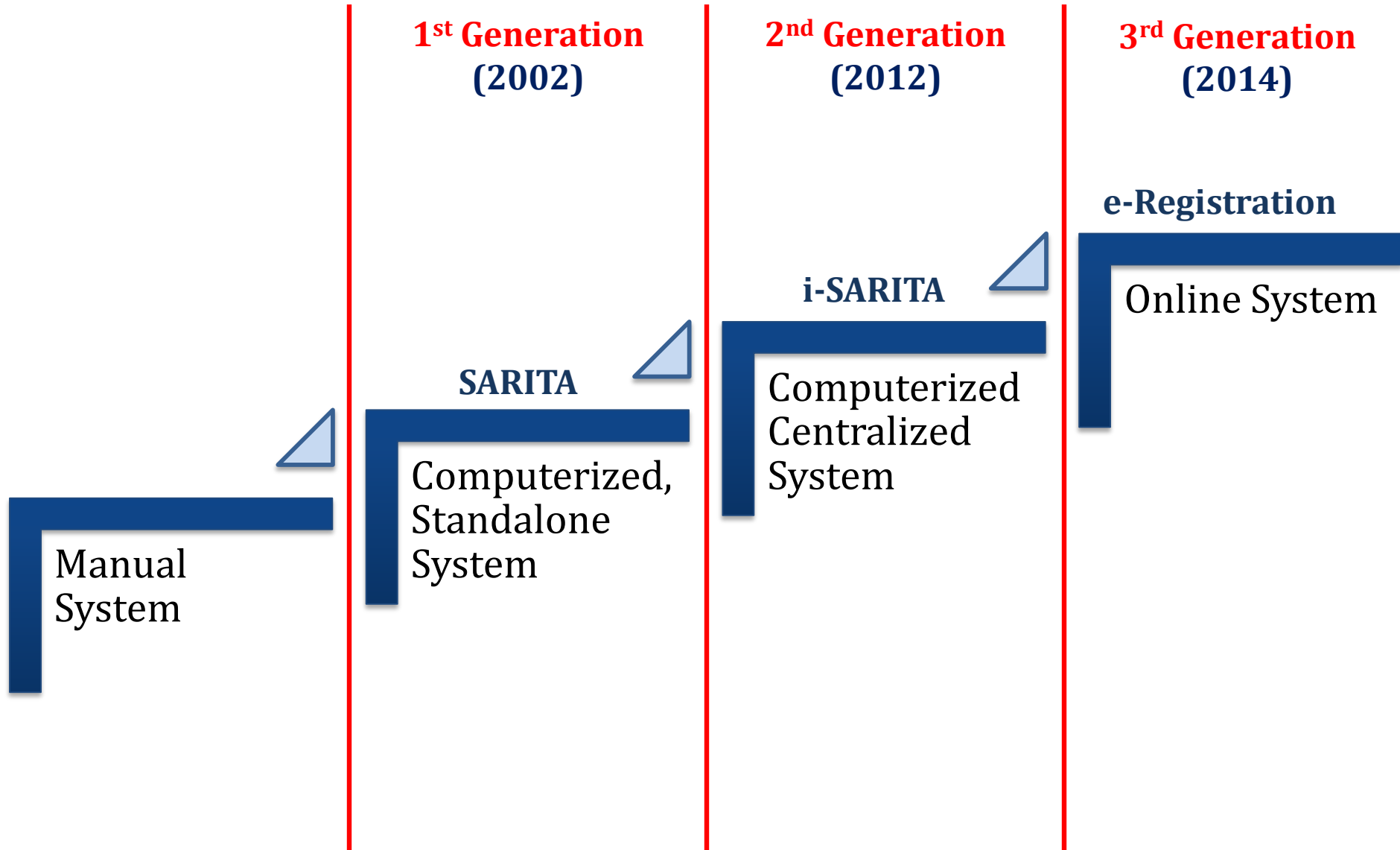
- ***Governed By***
 - The Registration Act, 1908
 - The Maharashtra Stamp Act, 1958

- ***2nd Highest revenue collecting Department***

- ***More than 500 offices in state***



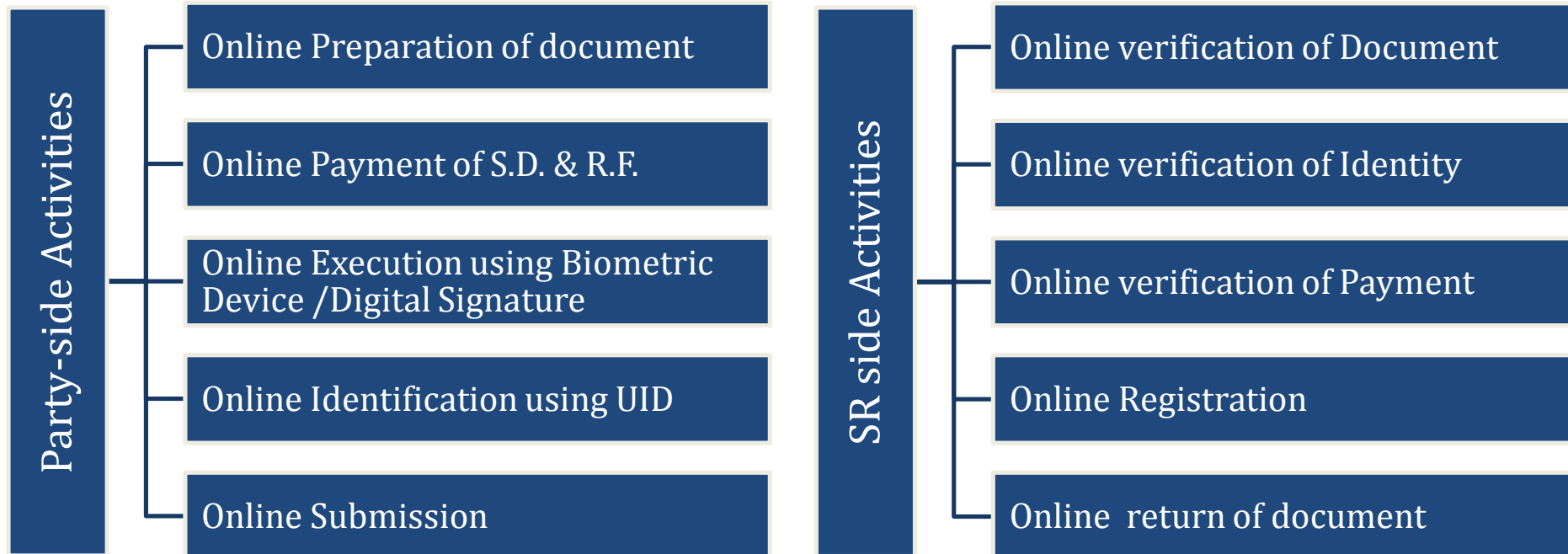
Registration Roadmap





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

- 13th February 2014

(First) Agreement of Sale between Builder & Purchaser

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

MHADA Allotment letter

- 6th September 2014

BSUP & SRA Agreement of local bodies

- 31st October 2014 (Planned)

MIDC Lease Agreement

- 31st 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

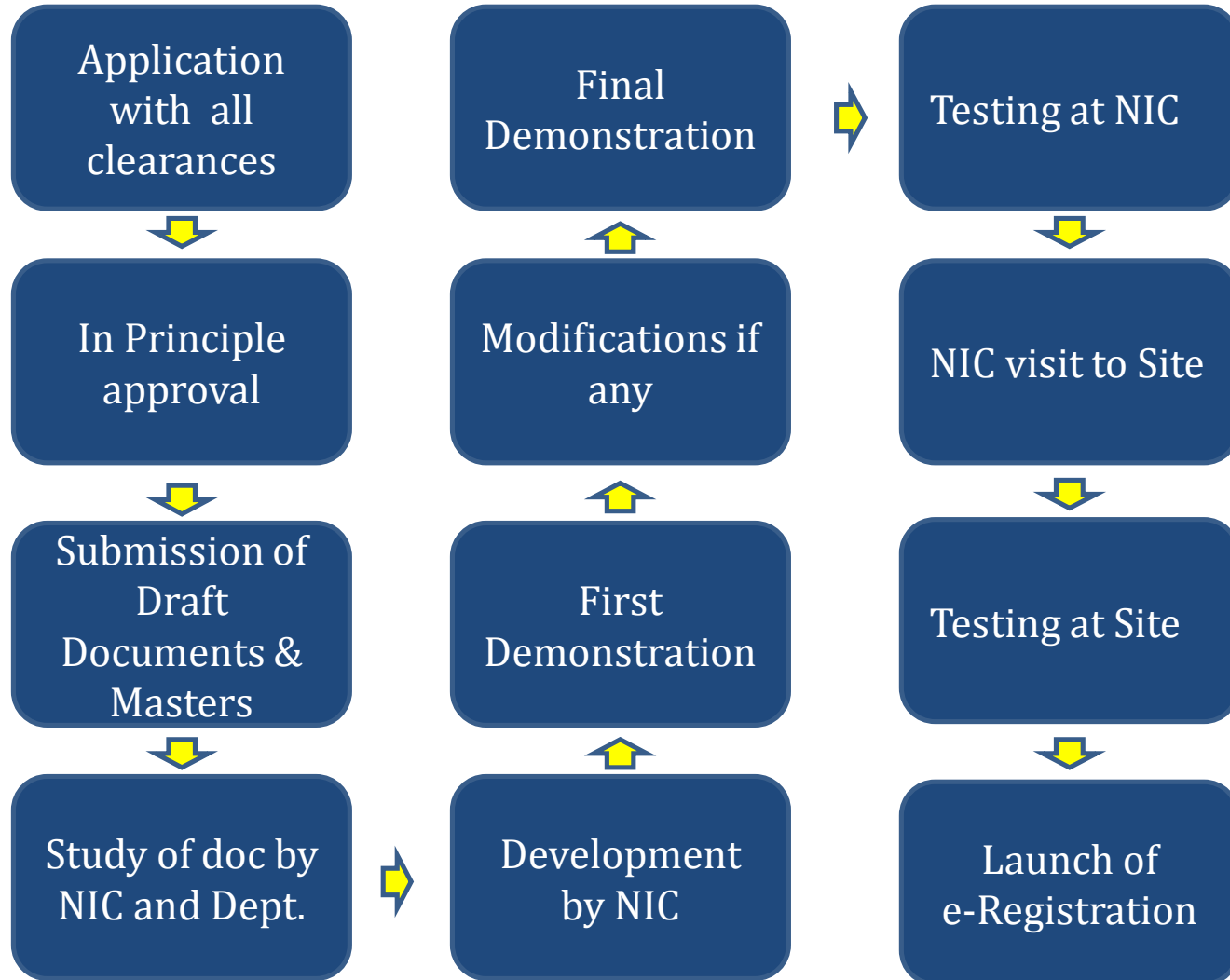
Minimum 200 Agreement to Sale of Units of a particular project to be registered

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 st 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

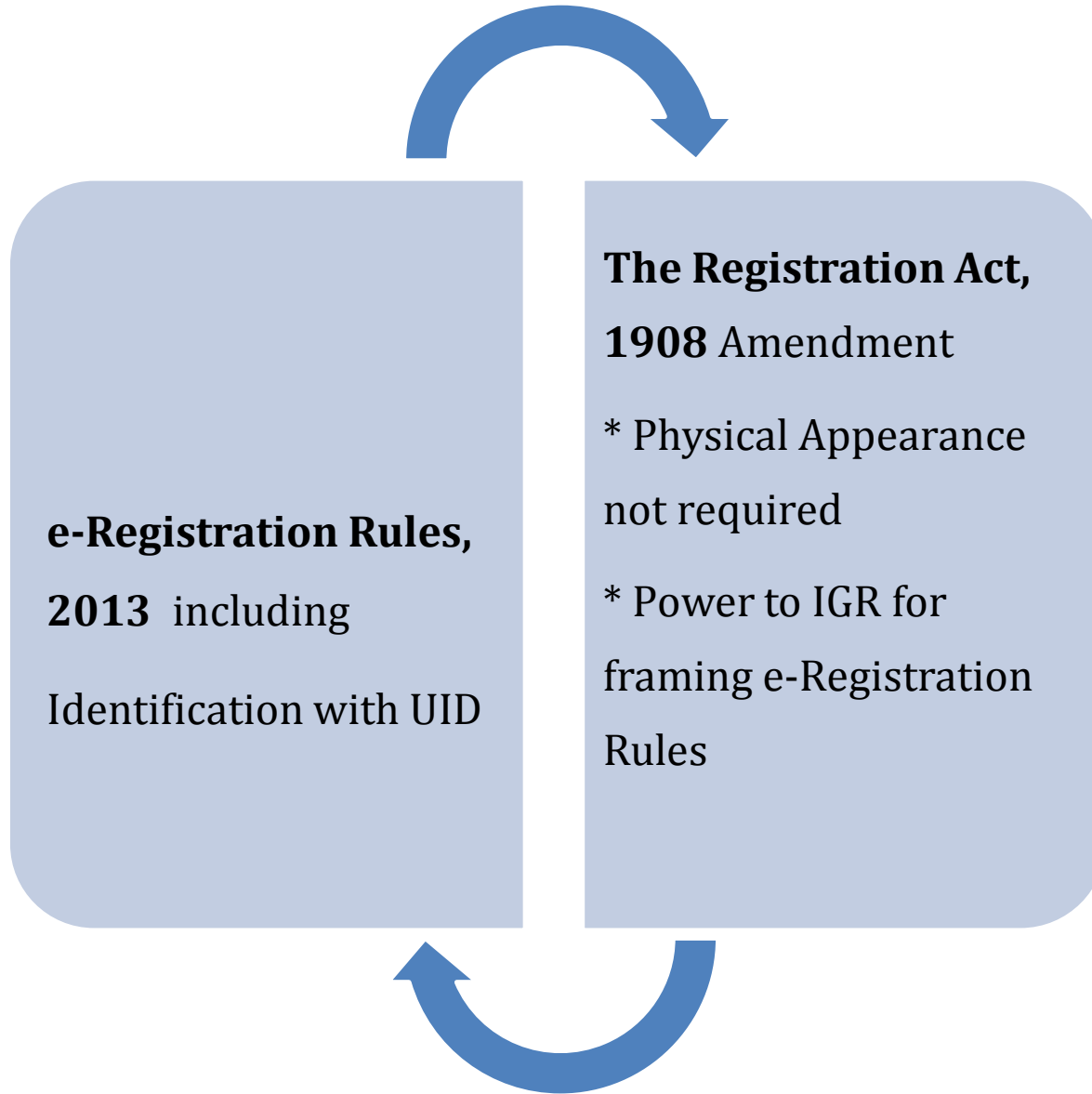
Document Handling Charges Rs. 1000 per document

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

Free of Cost Software, Training and Document draft preparation

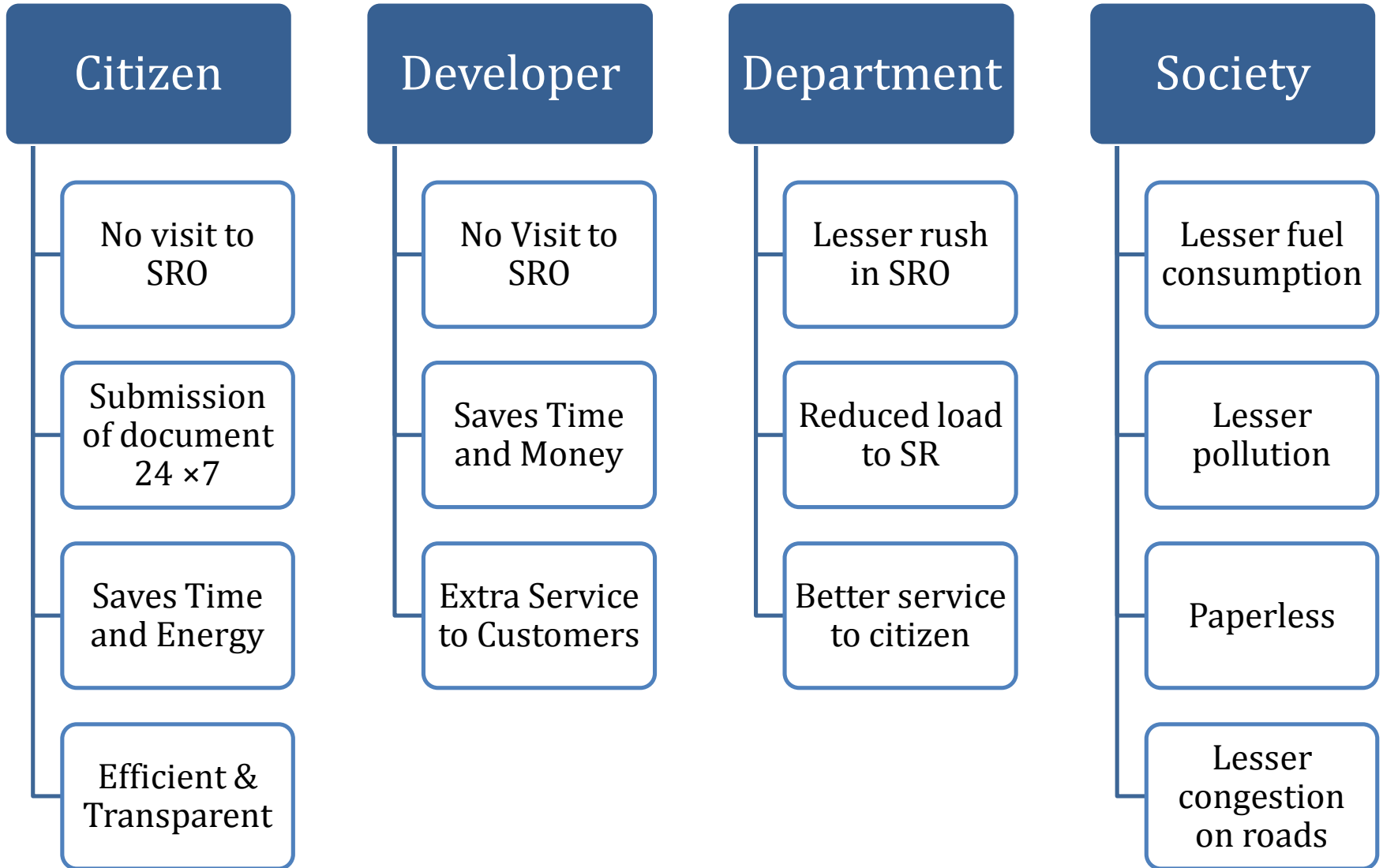


Legal Backing to e-Registration





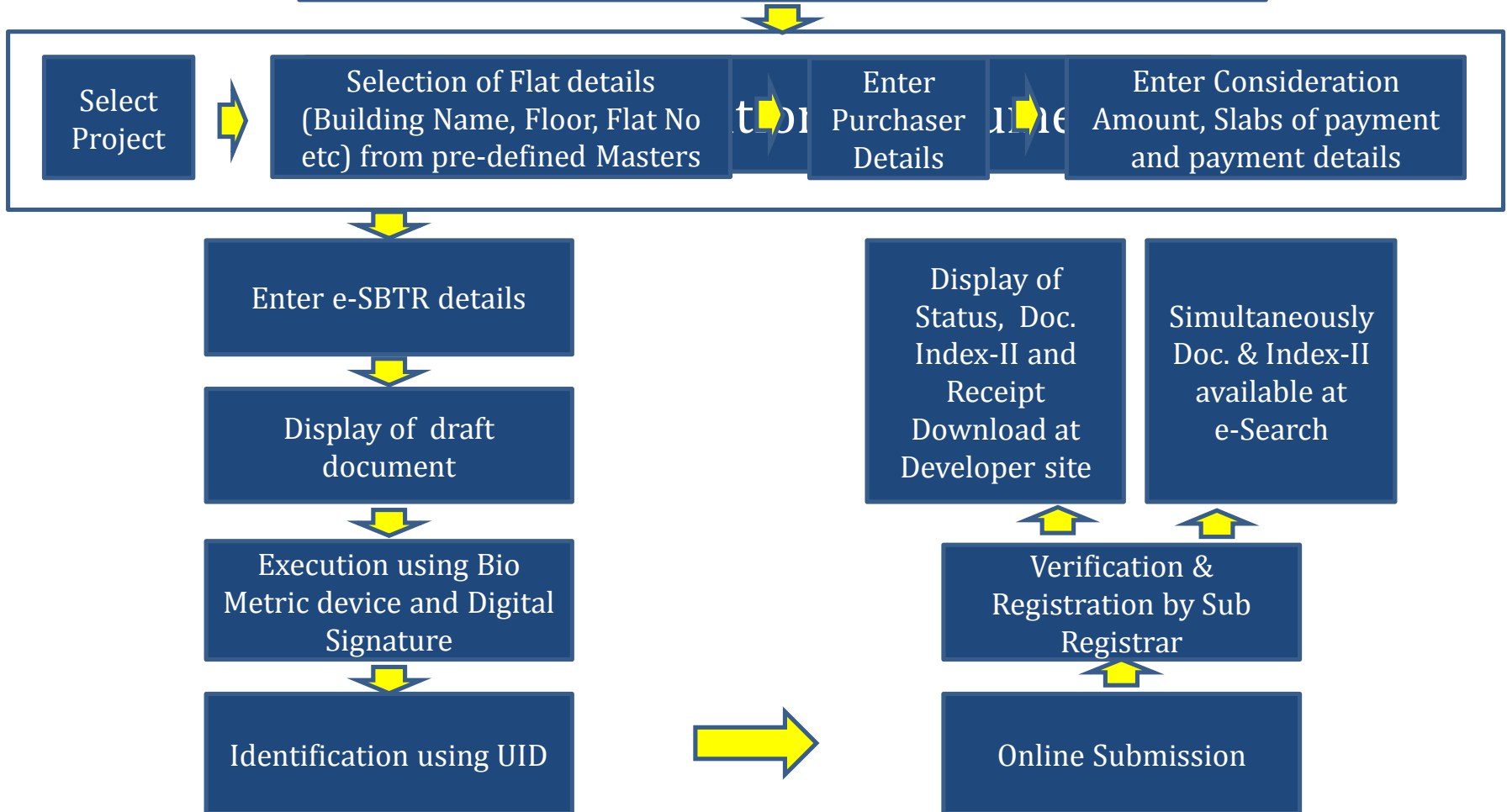
Benefits of e-Registration





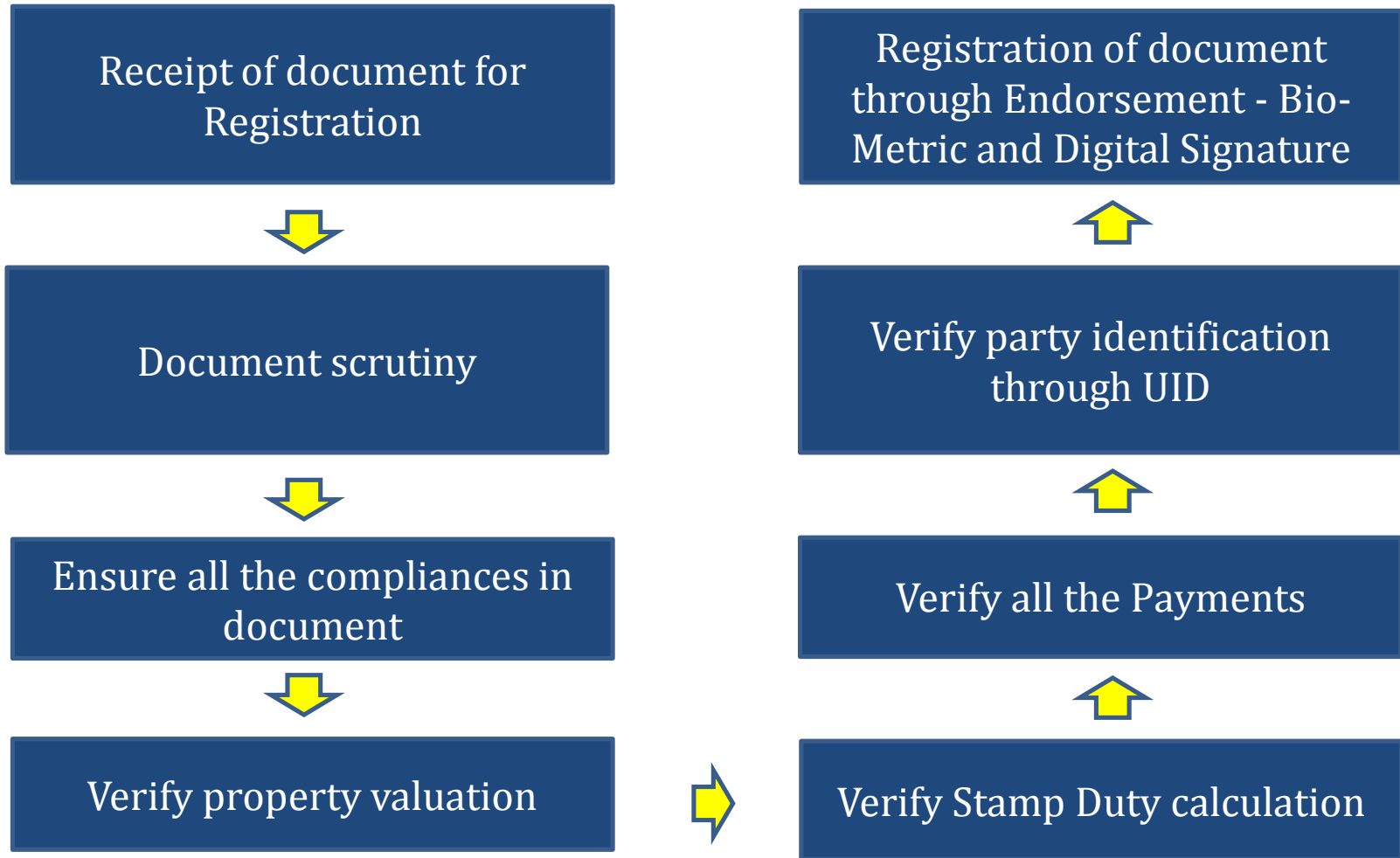
e-Registration Process at Developer's end

Login by Developer for Scheme



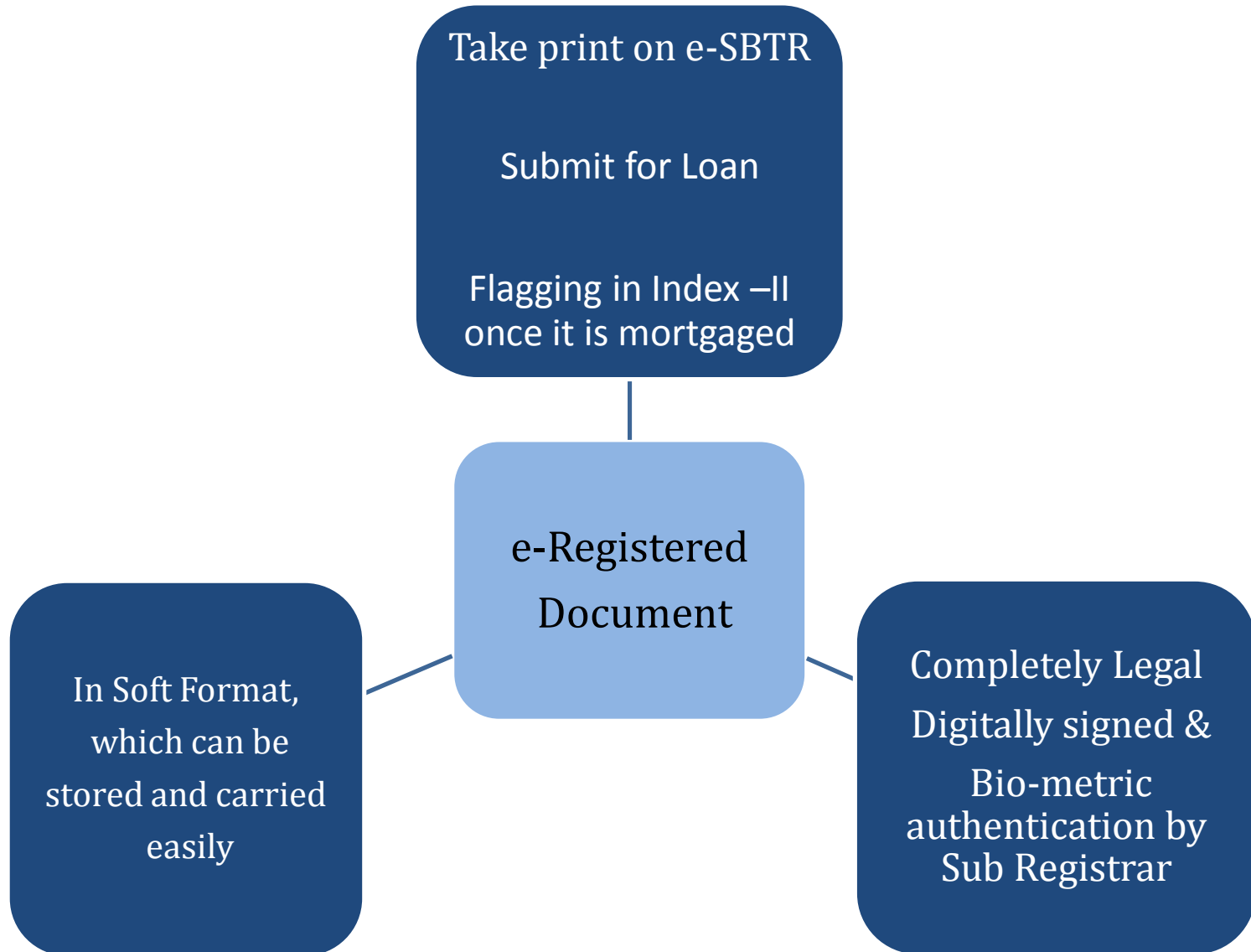


e-Registration Process at Sub Registrar end





e-Registered Document





Thank you!