

Contents

1. Stamp & Registration Department.....	2
1.1 Vision of the Inspector General of Registration & the Superintendent of Stamps:	2
1.2 Objectives & Purpose of the Registration department:	2
2. Constitutional mandate: 'Land'- a <i>state</i> subject:	3
2.1 Importance of land and related revenue for the State Government:	4
3. Stamp Duty in Gujarat:	4
3.1 Stamp Duty Charges in Gujarat 2023	5
3.2 On what amount does this stamp duty and registration fees is to be paid?	5
3.3 Collection of stamp duty and registration fees and land revenue across the years:	5
3.4 How to check Jantri Rate on the internet?	6
3.5 Garvi Gujarat portal: How to check jantri prices online?	6
3.6 In Gujarat, how to pay stamp duty and registration fees online?	6
3.7 Gujarat Registration Fees in 2023	7
3.8 How To Calculate Stamp Duty And Registration Fees?	7
3.9 Important Documents for property registration:	7
3.10 How To Pay Gujarat Stamp Duty And Registration Fees	8
4. G A R V I	9
4.1 Automation of Administration of Registration, Valuation & Indexing in Gujarat:	9
4.2 Use of Technology in Registration Process (GARVI APPLICATION)	9
4.3 GARVI Functionality / Demonstration flow:	13
4.4 System setup at SRO: Pictorial demonstration:	14
4.5 Computerization of Land Records and E-Dhara	14
4.5.1 Objectives of the E-Dhara System:	15
4.5.2 Benefits of E-Dhara Gujarat:	16
4.5.3 How to apply for the Land mutation in Gujarat:	16
4.5.4 How to apply for the Land mutation at E-Dhara Gujarat	17
4.5.5 How are the Record of Rights (ROR) issued using the e Dhara system?	17
4.5.6 How to download E Dhara Forms:	17
4.5.7 Types of land mutation in Gujarat:	18
4.5.8 Documents required for Gujarat land mutation:	19
4.6 Garvi functionality- demonstration flow: (pictorial demonstration)	20
4.7 Sub-registrar office process:	21
4.7.1 Sub-registrar office process (2):	22
References:	24

1. Stamp & Registration Department

In the State of Gujarat, the Stamp & Registration Department under the management of the Revenue Department is the department having revenue income in the State. The Head office of the Superintendent of Stamps and Inspector General of Registration is situated at Gandhinagar.

1.1 Vision of the Inspector General of Registration & the Superintendent of Stamps:

To deliver Registration services to citizen in a timely, transparent, more accessible, reliable manner and in a comfortable environment through streamlined processes and committed, trained and motivated workforce.

What the Department does?

- (i) Verification of the proper stamp used on the document.
- (ii) Proper valuation of the property mentioned in the document and to determine the proper market value and stamp duty.
- (iii) Prepare the jantri showing the rates of the immovable properties in the State [Annual Statement of Rates]
- (iv) Distribution of different types of non-postal stamps.
- (v) For the payment of stamp duty in the State arrange the [franking machine, e-stamping] determine the policy and frame rules.

1.2 Objectives & Purpose of the Registration department:

Stamp:

- (i) Through the certified selling of the stamps raise higher funds for the State and to make the facility to pay the stamp duty available.
- (ii) Determine the appropriate stamp duty and as per the existing market value prepare the jantri of the rates.
- (iii) In the interest of the State income strict implementation of the Stamp Act. Examine the authenticity of the stamps used.
- (iv) Verify whether the market value of the property is proper or not.
- (v) Prepare the jantri rates of the immovable properties.
- (vi) Make arrangements for easy payment of the stamp duty.
- (vii) Refund for the spoiled and unused stamps.

- (viii) Make arrangement of the non-postal stamps distribution. Withhold the illegal documents and to make amendments in law for the convenient administration for the public.

Registration:

- (i) The Registration of the property documents and the records of the property and the transaction records are modernized and maintained and supply the certified records and serve the public.
- (ii) Registration of documents and permanent maintenance of the records.
- (iii) Supply the information regarding the value of the property
- (iv) Control over the illegal use of the documents.
- (v) Take action for withholding the illegal documents.

Motives:

Registration of Document under provisions of the Registration Act-1908 is the main work of the Department. The motives are:

- (i) To stop Bogus, Fraudulent, False document
- (ii) Disclosure of Transfer of Property
- (iii) Assurance of the verification of Documents Registered
- (iv) To provide the Documents relating to the property with secured rights
- (v) To prepare the permanent record of Registered Documents by Scanning, Photography or Hand written & Maintain it securely
- (vi) The objective is to improve the services of the Sub Registrar office to the public by providing speedy Registration Process and return the registered document on the same day.
- (vii) Replace manual records with digital records
- (viii) Modernize with technology
- (ix) All documents details available in central storage.

2. Constitutional mandate: ‘Land’- a *state* subject:

In India, there are Government at two levels – Centre and States. The Constitution of India provides for division of powers between the centre and states. As per the Seventh Schedule of the Constitution, the powers between Centre and States are divided in 3 lists/ categories:

- **Union List-** Parliament alone can make laws on these matters- ex: defence, army, international relations, ports, communication, railways etc
- **State List-** exclusive rights with the respective State Legislature- ex: Public order, police, land, agriculture
- **Concurrent List-** both Parliament and State Legislature can make laws on this- ex: education.

The subject of “Land” comes under the **‘State List’** i.e. for matters pertaining to land, the respective State Legislatures make laws related to land.

2.1 Importance of land and related revenue for the State Government:

Revenue from stamp duty & registration fees is crucial for the State Govt as it accounts for second most important source of revenue after the indirect taxes viz: state GST and sales tax. The figures of land revenue as per available data as on January 2024¹ is as under:

Taxes	2021-22 Actuals	2022-23 BE	2022-23 RE	% change from BE 22- 23 to RE 22-23	2023-24 BE	% change from RE 22- 23 to BE 23-24
State GST	43,487	52,692	63,413	20%	66,030	4%
Sales Tax/ VAT	29,044	31,412	38,000	21%	39,246	3%
Stamps Duty and Registration Fees	10,433	12,895	12,895	0%	13,950	8%
Taxes and Duties on Electricity	7,013	9,153	9,500	4%	10,230	8%
Taxes on Vehicles	3,889	4,712	4,712	0%	5,183	10%
Land Revenue	2,783	2,470	3,600	46%	2,860	-21%
State Excise	155	149	170	14%	155	-9%
GST Compensation Grants	8,329	5,000	0	-	0	-
GST Compensation Loans	13,040	0	0	-	0	-

Sources: Gujarat Budget Documents 2023-24 (Annual Financial Statement, Detailed Receipts); PRS.

3. Stamp Duty in Gujarat:

Paying stamp duty and registration fees when registering property is an important component to safeguard oneself against potential future legal challenges and it is necessary to pay stamp duty when purchasing a property in Gujarat. Stamp duty and registration expenses in Gujarat are key procedures to consider while registering a property. In the state of Gujarat. The buyer must pay stamp duty and registration fees at the time of property

¹ <https://prsindia.org/budgets/states/gujarat-budget-analysis-2023-24>

registration. In Gujarat, stamp duty is a tax levied by the state government. It varies from state to state.

3.1 Stamp Duty Charges in Gujarat 2023

The state government of Gujarat levies stamp duty while registering property in government records.

The basic rate of stamp duty	3.5%
Surcharge @40% on basic rate	1.4%
Total stamp duty charges	4.9%

3.2 On what amount does this stamp duty and registration fees is to be paid?

The government-calculated prices of property and land in Gujarat below where a property cannot be documented in official records are known as ‘**jantri rates.**’ **The stamp duty and registration fees in Gujarat are computed using the property’s jantri rate value.** As a result, jantri rate is a Gujarati name for circular rates. The state government is in charge of updating jantri rates on a regular basis, and they differ for each section of the state.

Jantri charges differ from one location to the next and from one property to the next, based on the kind of building, the infrastructure surrounding it, and the level of upkeep.

3.3 Collection of stamp duty and registration fees and land revenue across the years:

(Figures in INR- crores/ 10 million)

	2019-20 Actuals	2020-21 Actuals	2021-22 Actuals	2022-23	2023-24
				Revised estimates	Budgetary estimates
Stamps Duty and Registration Fees	7,701	7,390	10,433	12,895	13,950
Land Revenue	2,359	2,134	2,783	3,600	2,860
	10,060	9,524	13,216	16,495	16,810

(Sources: Gujarat Budget Documents 2021-22, 2022-23, 2023-24; PRS.)

3.4 How to check Jantri Rate on the internet?

On Gujarat Revenue Department website or the Garvi Gujarat official portal, one may learn about the jantri rate in any given location. To find the jantri rate on the Gujarat Revenue website, follow this step-by-step tutorial.

- Step1: Go to the Gujarat revenue department's official website, <https://revenuedepartment.gujarat.gov.in>.
- Step 2: On the right side of the page, select the 'Jantri' option.
- Step 3: From the map displayed, choose the appropriate district.
- Step 4: To continue with your jantri rate search, provide the relevant information such as taluka, village, land type, and survey number. Once you've entered all of the information, click the 'Show Jantri' option.

3.5 Garvi Gujarat portal: How to check jantri prices online?

Steps:

1. The jantri rate may also be found on the Garvi Gujarat portal, which can be found at <https://garvi.gujarat.gov.in>. On the main page, select the 'Jantri' option.
2. Jantri rate on Garvi Gujarat: Everything you need to know about Jantri land and construction value in Gujarat.
3. Choose the 'Jantri Rate' option on the new page.
4. Jantri rate on Garvi Gujarat: Everything you need to know about Jantri land and construction value in Gujarat.
5. Now add the necessary information, such as district, taluka, village, land type, and survey number, to begin your jantri rate search.

3.6 In Gujarat, how to pay stamp duty and registration fees online?

The Garvi webpage makes it simple to value property in Gujarat.

Step 1: Go to the Garvi portal at <https://garvi.gujarat.gov.in/> and sign in.

Step 2: From the main page, select Jantri and then Market Value. Enter all of the information to get the property's market value.

Step 3: Provide the parties' information, such as their name, address, and identity evidence. To make a payment, click the next button.

Step 4: On the new page, the calculated stamp duty and registration fees will be displayed. After you have verified the charges, head to the Cyber Treasury Portal to pay the stamp duty and registration fees.

Step 5: An e-challan will be generated after the payment is successful. After successfully completing the e-payment of stamp duty and registration fees, the buyer can schedule an online registration session on Garvi Portal.

3.7 Gujarat Registration Fees in 2023

As registration fees, the Gujarat state government imposes 1% of the property's market value or the transaction value, whichever is greater. Gujarat imposes the following registration fees:

Gender	Registration Charges in Gujarat
Male	1%
Female	0 (No registration fee)
Joint buyer (male and female)	1%
Joint buyer (female and female)	0 (No registration fee)

The registration fee waiver for women in Gujarat is intended to empower women and encourage people to register property in the name of a female family member.

3.8 How To Calculate Stamp Duty And Registration Fees?

In Gujarat, stamp duty is a significant and legally binding component of the property sale process. Follow the steps below to compute stamp duty and registration fees in Gujarat. (Gujarat stamp duty calculator)

Step 1: Access the 'Garvi' portal at <https://garvi.gujarat.gov.in/>.

Step 2: On the home page, click the 'Calculator' tab. The window below will be opened.

Step 3: To calculate Gujarat stamp duty rates in 2023, click on the 'Stamp Duty Calculator' button, and to compute Gujarat registration fees, click on the 'Registration Fee Calculator' tab. The following window will appear after you click on the stamp duty tab.

Step 4: From the drop-down list, select the Article and click the 'Calculate Stamp Duty' option. The charges will appear on the screen. (Gujarat stamp duty calculator)

3.9 Important Documents for property registration:

According to the Gujarat Registration Act, unregistered property is prohibited and cannot be used in a court of law. The following documents are required for property registration in Gujarat.

- Clear evidence of ownership rights (Title Deed, for example)
- Input Sheet- A document holding both parties' information and signatures.
- Identity documents for both the buyer and the seller
- Address Verification
- If the document falls under Sector 32 A of the Gujarat Stamps Act, 1958, use Application Form No. 1.
- Original Power of Attorney Document (if applicable)

3.10 How To Pay Gujarat Stamp Duty And Registration Fees

In Gujarat, property buyers can pay stamp duty and registration fees both online and offline.

[Offline Stamp Duty and Registration Charges In Gujarat](#)

Franking Centres: When purchasing a property in Gujarat, buyers can pay their stamp duty and registration fees at the nearest bank or franking centre.

Stamp Papers: They can also purchase stamp papers from authorised stamp sellers to pay their stamp duty and registration fees in Gujarat.

[Online Stamp Duty And Registration Charges In Gujarat](#)

E-Stamping: In Gujarat, property buyers can pay their stamp duty and registration fees via an online payment technique known as e-stamping. It is permissible to obtain e-stamping certifications by visiting the taluka headquarters in any district.

To summarise, paying stamp duty in Gujarat is required to have the sale/purchase recorded in the government's records. Non-payment of stamp duty in Gujarat may result in property disputes and legal complications later on.

4. GARVI

4.1 Automation of Administration of Registration, Valuation & Indexing in Gujarat:

“GARVI” is a web based application developed through **National Informatics Centre**, with the aim to Provide services to the citizen to submit the details regarding the documents for registration of documents and online facility to pay stamp duty and Registration fee to the Inspector General of Registration ,through this project the Gujarat Government aims towards:

- (i) **complete automation in the property registration process**
and
- (ii) **quick delivery of the registered document to the public.**

4.2 Use of Technology in Registration Process (GARVI APPLICATION)

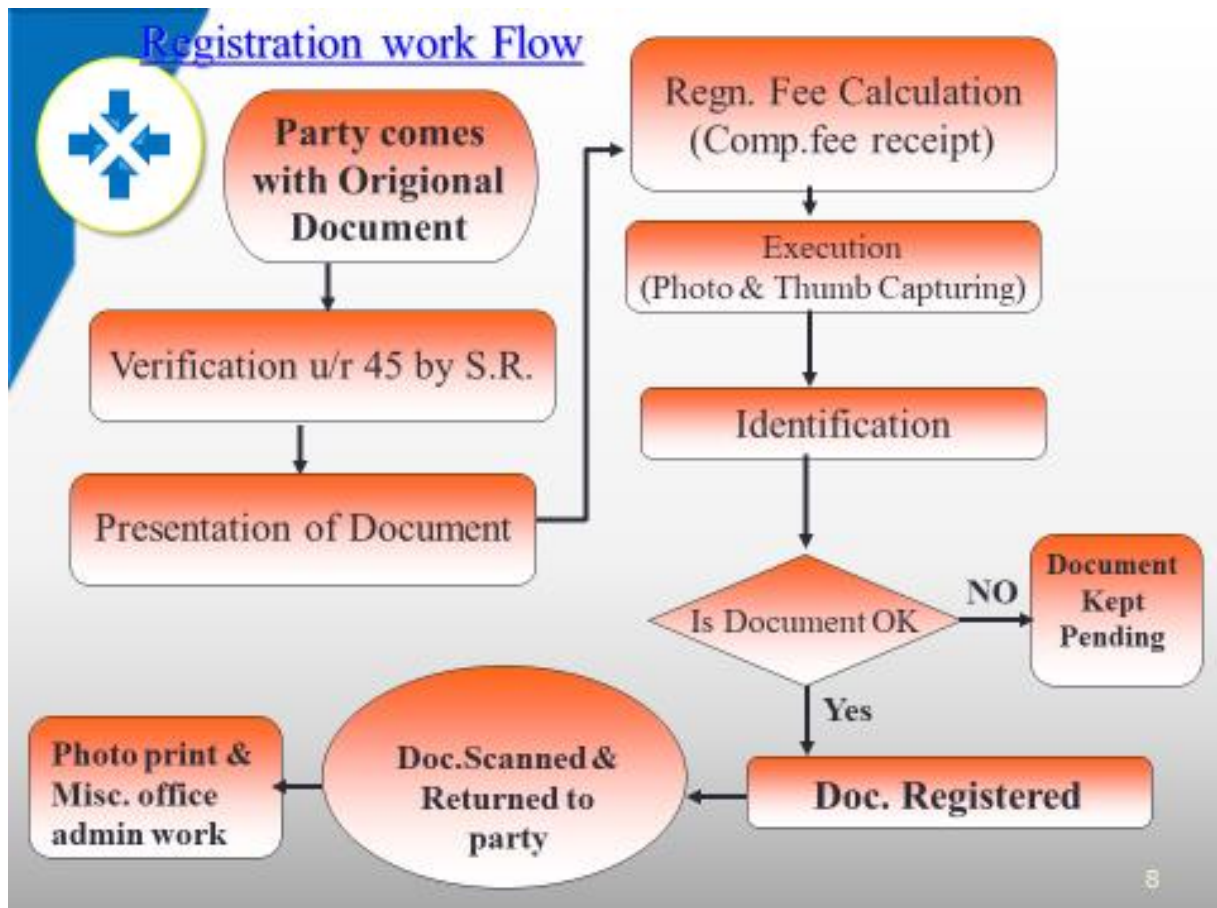
- Garvi (Automation of Administration of Registration, Valuation & Indexing in Gujarat) is a web-based application that provides the services to the citizen to submit the details regarding the document for registration of Document and online facility to pay the Stamp Duty and Registration Fee.
- Online facility of P.D.E (Public Data Entry) using which party can submit the details (Party Names, Property Details, Stamp Duty paid etc.) regarding the document to Sub Registrar Office for registration of Document.
- E-Payment System is facility to provide online pay the Stamp Duty and Registration Fee.
- Online Facility of Appointment Scheduler to provide available time slot for Registration Document to the parties.
- Application provide facility to search property, get index2copy & document copy and find Jantri rate.
- Online Facility of Information regarding Rate of Stamp Duty and Registration Fees and find Approximate Market Value of the property.
- Generation of Document No and Registration Fees when presenting the document.

- Enter/Update all Party details as per the presented document.
- Capture the Photo and Thumb Impression of the Party like buyer/seller/identifier/witness.
- Calculate of Market value at Sub Registrar Office (valuation) as per the presented document.
- Final Registration of the presented document.
- Scanning the document and upload the scanned file to central server.
- Initiate Mutation process with LAND records system: RURAL Property.
- Initiate mutation process with City Survey System: URBAN Property.
- Intimate the details registered document to e Nagarpalika, Electricity Department
- Issuing certified/signed Index2 copy as per the application received.
- Issuing certified/signed Encumbrance Certificate as per the application received.
- Issuing certified/signed Scan Document as per the application received.
- Locking the all type of payment like e-Challan, e-Stamping after successful registration
- Various MIS reports to Sub Registrar Office, IR Office, IGR Office.
- Auto Reconciliation of pending e payment transaction.
- **Online Data Entry for public:**
 - a. Create Public Data Entry login ID.
 - b. Enter/Update the required basic information.
 - c. Make online payment of Registration Fees and Stamp duty.
 - d. Generate the e Challan receipt of payment.
 - e. Book a Appointment Time Slot for Register the document.
 - f. Reconcile the pending e-payment Transaction.
- **Online Service for public:**
 - a. Registration Fees, Stamp Duty Calculator as per the nature of document.
 - b. Know the jantri value (Ready Recknor/Circle Rates) of the Land.
 - c. Know Market value of the property
 - d. Get Index2 Details of the Registered document.
 - e. Property Search :
 - i. Survey No Wise
 - ii. Party Name wise
 - iii. Document No/Year Wise

- iv. Date of Registration Wise,
- f. Download the Scan File
- g. Paid Services through Integrated Online Revenue Applications (iORA) Portal
- h. Get online certified INDEX2 copy of the registered document
- i. Get online certified Encumbrance Certificate of the property

- **Other Information:**
 - a. Online GARVI is working since 2010 in all 287 sub registrar offices.
 - b. Daily around **5000** documents are registered.
 - c. Registered Document data available from year 2001.
 - d. Registration Fees 1% of the Consideration amount(Sale Deed).

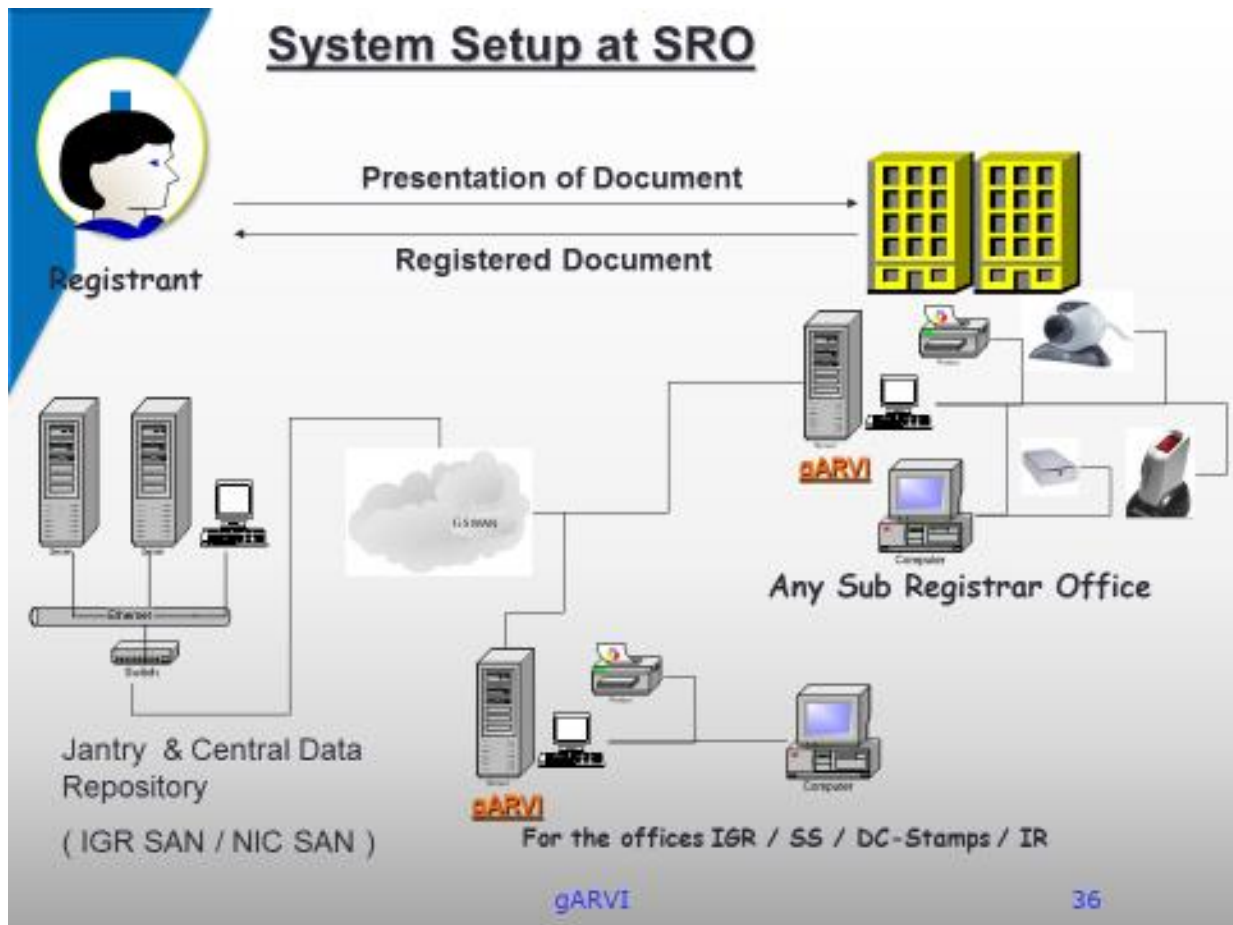
- e. Registration Fee is exempted if property purchased for female(women).
- f. Stamp Duty is 4.9% of consideration amount OR market value.



4.3 GARVI Functionality / Demonstration flow:



4.4 System setup at SRO: Pictorial demonstration:



4.5 Computerization of Land Records and E-Dhara

Land records are being maintained for various purposes including levy and collection of various taxes and land revenue, which was the principal source of revenue for the states. Cadastral survey was completed in the year 1960 for the entire state. This survey served as the basis of the land records.

Gujarat land mutation is covered by the Bombay Land revenue Code 1879. A land mutation is transferring property title ownership from one person to another. In Gujarat, the registration of property owners' names in the Record of Rights (RoR) (7/12 or 8A) is referred to as 'land mutation.' The owner acquires the rights of the land through mutation and the details are updated in Mutation register and revenue records (7/12 or 8A) as maintained by the Gujarat Government.

The importance of instant availability of land records has become significant in this era of development. Record of Rights (RoR) is maintained, updated and is needed for various purposes such as - for obtaining crop loans, hypothecation of land, getting electricity

connection, subsidies etc. Land records are updated with crop data every season and this information is used for various analysis purposes. Land records also form the basis to carry out mutations such as changes in ownership title due to inheritance, sale, acquisition, inheritance etc.

Land records are extremely important since land is the primary source of sustenance for a majority of population. However, the manual system of record keeping has become cumbersome, opaque, susceptible to manipulations and hard to administer. Traditionally, Talati maintains this data in a manual register known as Village Form 6. He is the custodian of this data and carries out all changes to when authorized by competent revenue officer (Circle Officer, Dy mamlatdar-Land, Mamlatdar etc.) who approves for changes in the land records.

Revenue Department took the initiative of digitizing 7/12 and 8A by Computerization of Land Records Project. However, data digitization was not an end to the problems faced with manual records. It was envisaged that if digitised data is not to put to use and manual system is still continued, computerized data shall in turn become only an archived repository of land record data and nothing more than that.

A complete system consisting of (1) Issuance of computerized RoR from dedicated counter in Taluka office and (2) Receiving mutation application and processing it in online mode was made in place.

4.5.1 Objectives of the E-Dhara System:

The main objective of the e-dhara system is complete computerization of land records across the state. Elimination of manual records, computer-controlled mutation process and self-sustainability are the leading objectives of e-Dhara system.

Other objectives of the system include:

- Visible improvement in quality of services provided to citizens
 - Allowing farmers / citizens easy access to their records
 - Infuse transparency in providing the services to citizens
- Ease of administration
 - Facilitating easy maintenance
 - Prompt updation of land records
 - Making land records tamper proof
- Reduction in service delivery time i.e. to speed up delivery of ROR without delays, harassment or bribery.

- Platform for providing more citizen centric services
- Ensuring self-sustainability of the system

4.5.2 Benefits of E-Dhara Gujarat:

E-Dhara provides the following benefits to the citizens of Gujarat:

- (i) It has created e-Governance environment in rural areas of the state.
- (ii) Given access to digitised copies of ROR to the landowners and farmers.
- (iii) Established an easy and systematic mutation request process.
- (iv) Allowed the government to achieve better transparency and reduce tampering with land records.
- (v) Offered a helping hand in land-related litigation cases.
- (vi) Eased administration of land-related departments such as grants, acquisitions etc.

4.5.3 How to apply for the Land mutation in Gujarat:

One can apply for land mutation at the E Dhara centre or Talati at the village. Bhulekh software is used to accept and acknowledge the mutation request. The following steps can be followed to apply for land mutation to Talati at the village:

- The person applying for mutation must fill out the prescribed form, as per the type of mutation, and submit it to Talati at the village with all the required documents.
- The Talati verifies and processes the submitted documents by entering the mutation register.
- Post document verification, 135D is issued by Talati, which is provided to the seller, buyer, direct beneficiaries and bank.
- For public scrutiny, a copy of 135D will be displayed at gram chavadi. In case of objections to the mutation, a request can be made within 30 days of receiving the notice.
- If there is no objection, the Talati will approve the mutation request and make necessary changes in the forms 7/12 and 8A.
- In case of objection, the dispute is settled by the Mamlatdar after hearing the concerned parties. Aggrieved parties can appeal to the Sub-divisional office (SDO) for settlement. Talati will update the changes in forms 7/12 and 8A.
- Once the mutation is approved, the Talati will create a new ROR. The new ROR contains the mutation number from the VF6 register.

4.5.4 How to apply for the Land mutation at E-Dhara Gujarat

- Login to <https://revenuedepartment.gujarat.gov.in/computerization-of-land-records>
- Select on Computerisation of land records and E-Dhara and click on E-Dhara forms (<https://revenuedepartment.gujarat.gov.in/e-dhara-forms>)
- Download the appropriate form as per your requirement and fill in the details by submitting the necessary documents.
- Once the application is submitted, the operator enters the details into the computer, generating an acknowledgment receipt.
- The application will be verified by E Dhara *deputy Mamlatdar*- who does biometric authentication. A mutation number and mutation note will be generated.
- The E Dhara files will be collected by the Talati to start the mutation process and will wait for 30 days for any objections.
- After resolving objections, the mutation process is completed and is recorded in E Dhara record room.

4.5.5 How are the Record of Rights (ROR) issued using the e Dhara system?

Khatedars are not required to submit an application for getting a computerised print of the ROR. While requesting the ROR print, the applicant must know her survey number or Khata number or farm name. If she does not know the Khata number, the Bhulekh software allows the user to know the details online using the farm name or Khatedar name. Only after getting the confirmation from the Khatedar the operator prints the 7/12 or 8A document.

The E Dhara document is signed by the Mamlatdar or any competent authority and handed over to the applicant. INR 15 is collected from the applicant.

Signatures of the applicant who demanded a computerised ROR are received on the ROR issuance register.

4.5.6 How to download E Dhara Forms:

The following steps are to be followed:

- Login to <https://revenuedepartment.gujarat.gov.in/computerization-of-land-records>
Select on Computerisation of land records and E-Dhara and click on E-Dhara forms (<https://revenuedepartment.gujarat.gov.in/e-dhara-forms>)
- The following forms are available on this page:

- Encumbrance / Mortgage entry application
- Encumbrance mukti / Mortgage mukti application
- Deprivation of rights / Application of minor adult
- Application for partition
- Application to enter Right to succession / lifetime
- Application for sale/ bequest/ gift/ entry of shareholder rights/ Exchange of survey.

- Click on Download- next to these forms.

The web-page is shown as under:

The screenshot shows the Revenue Department Gujarat e-Dhara Forms web page. The page has a header with the Revenue Department logo and name, and a navigation menu. The main content area displays a list of 6 forms for download, each with a link to the form and a download icon. The forms are:

અનુ. ક્ર.	માહિતી	ડાઉનલોડ ફાઇલ
૧.	બોજો દાખલ / ગીરો દાખલની અરજીનો નમુનો Linked With : RecordOfRight	ડાઉનલોડ
૨.	બોજો મુક્તી / ગીરો મુક્તીની અરજીનો નમુનો Linked With : RecordOfRight	ડાઉનલોડ
૩.	હક્ક કમી / સગીર પુખ્તની અરજીનો નમુનો Linked With : RecordOfRight	ડાઉનલોડ
૪.	વહેવાણીની અરજીનો નમુનો Linked With : RecordOfRight	ડાઉનલોડ
૫.	વારસાઈ / હેવાતીમાં હક્ક દાખલ કરવાની અરજીનો નમુનો Linked With : RecordOfRight	ડાઉનલોડ
૬.	વેચાણાવસિયત/ભેટ/સહભાગીદાર હક્ક દાખલ/સર્વે અદલ બદલની અરજીનો નમુનો Linked With : RecordOfRight	ડાઉનલોડ

The sidebar on the right contains the following links under 'Also in this Section':

- [Background](#)
- [Objectives of e-Dhara System](#)
- [Transformation of Processes](#)
- [Comparison of Manual and Computerized System](#)
- [E-Dhara Forms](#)

4.5.7 Types of land mutation in Gujarat:

The mutation name varies based on the type of transfer. The mutation applications are available at the TDO office, banks, panchayats, mamlatdar office and Sarpanch office. There are 35 mutation types and below is the list:

1. Sale	2. Giro mukti	3. Non-agriculture
4. Gift	5. Tukdaa kami	6. Sharat badly (Tenure)
7. Vasiya	8. Survey sudhar	9. Survey Adal badal
10. Vechani	11. KJP	12. Land Khalsa

13. Hakk Kami	14. Bija Hakk Dakhal	15. Hyati Ma vechani
16. Land allotment	17. Bija Hakk Kami	18. Kabjedar Namfe
19. Right to co-partner admission	20. Notification under section 4	21. Identification under LA section 6
22. Ganot Mukti	23. Jodan	24. Boja Mukti
25. Boja Admission	26. Land Acquisition	27. Giro Dakhla
28. Tenant admission	29. Lease Patto	30. Inheritance
31. Ekatrikaran	32. Orders	33. Hyati Ma hakk Dakhla
34. Fragment identification	35. Sagir Pukth	

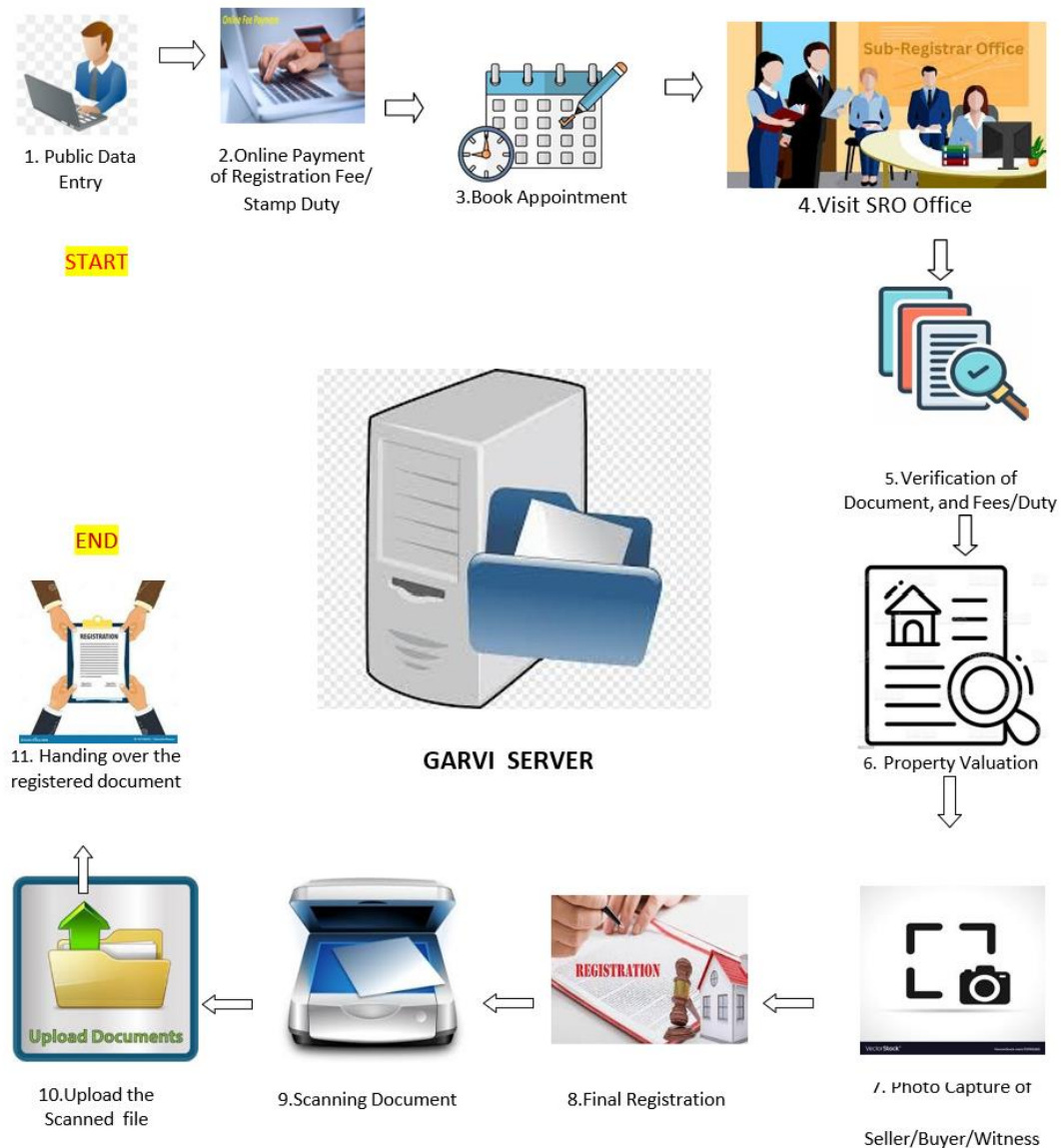
4.5.8 Documents required for Gujarat land mutation:

The following set of documents are required for land mutation in Gujarat:

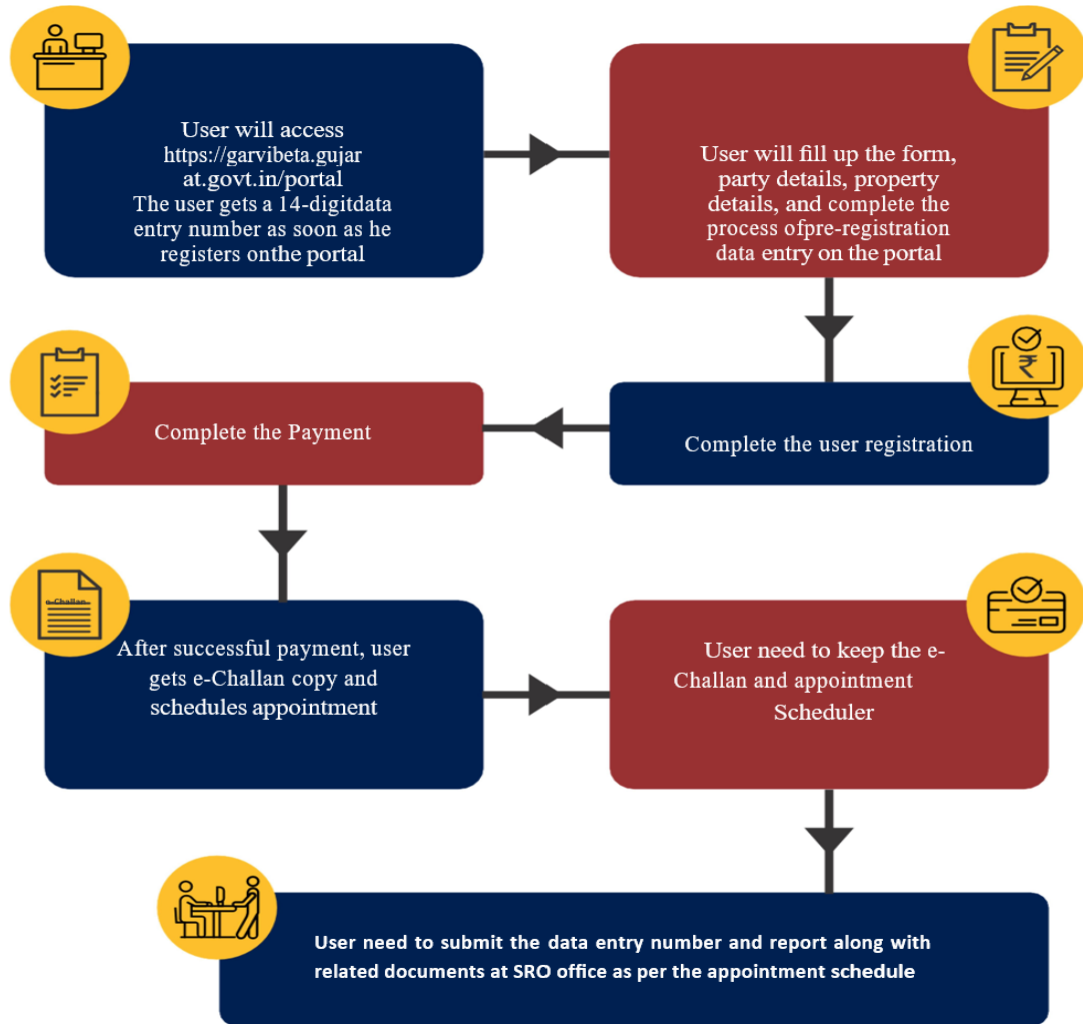
Mutation type	Required documents (E Dhara Gujarat)
Varsai	• Death certificate copy • Computerised 7/12 and 8A
Vechan/ Survey Adal Badal	• Sale deed registered copy • Certificate from certifying authority – Land sale of minor • Certificate of Bojha Mukti- of sold by affidavit. • Proof that buyer is Khatedar – for purchase of agricultural land • Computerised copy of 7/12 and 8A
Hayat ma Hak Dakhal (Right entry during life)	• Bojha Mukti Certificate in case Bojha exist
Gift; Will	• Certified copy of Registered document • Proof of being Khatedar – for purchase of agricultural land
Vechani (Distribution)	• Computerised copy of 7/12 and 8A Bojha Mukti • Certificate in case Bojha exist • Affidavit of all interested persons
Right of co-partner admission	• Proof of being khatedar for a person entering as co-partner • Copy of co-partner registered document
Bojha/ Giro Dakhla	• Copy of deed from cooperative society or bank
Minor to Major	• Age proof (Birth certificate)

To conclude, mutation is a process of transferring property title ownership from one person to another. E Dhara portal is an efficient system for online land mutation in Gujarat.

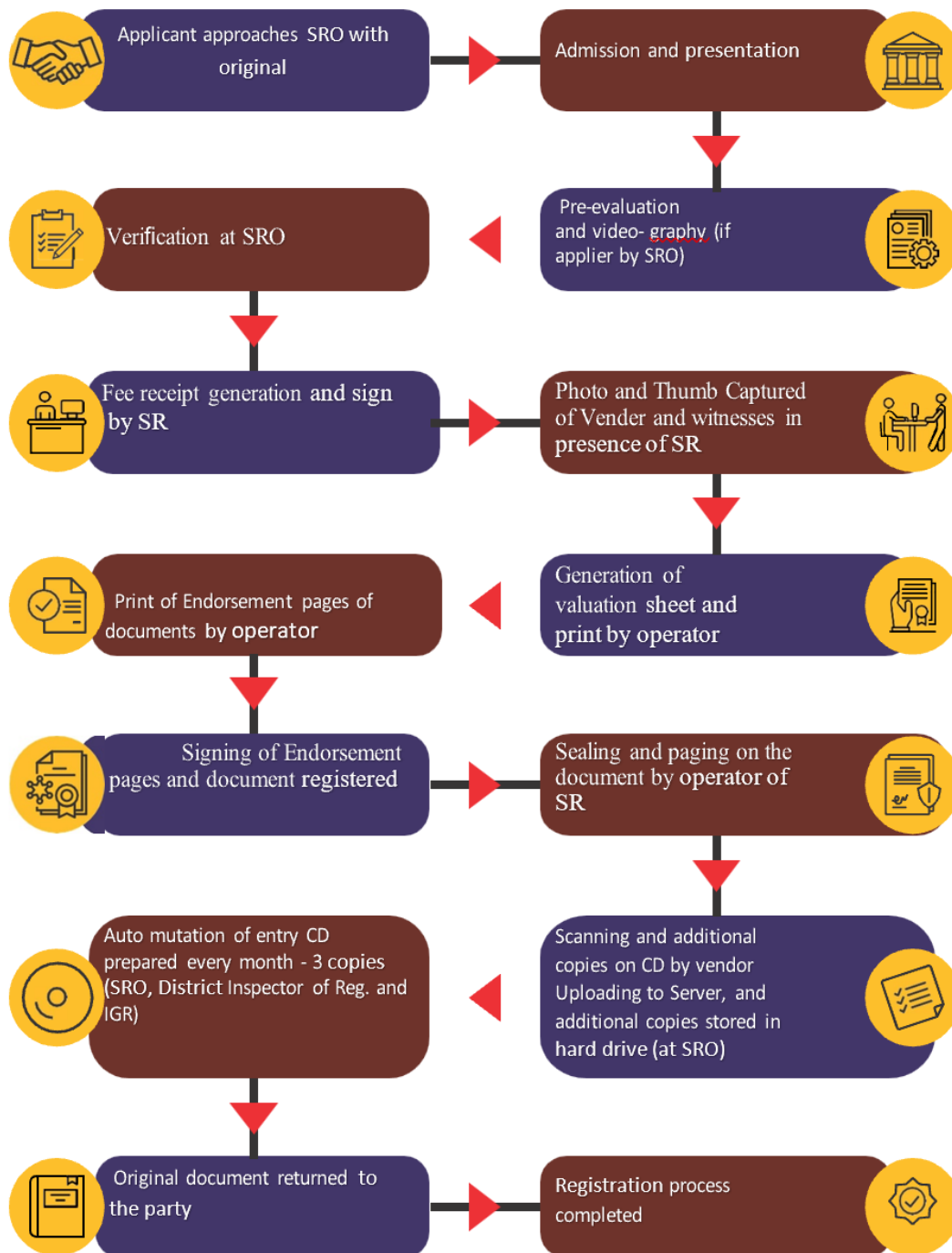
4.6 Garvi functionality- demonstration flow: (pictorial demonstration)



4.7 Sub-registrar office process:



4.7.1 Sub-registrar office process (2):



5. Takeaways:

Land registries play a key role in protecting the owners of the land against dispossession and promoting good governance. Effective administration provides efficient and accessible land registration services, transparent land information and clear ownership of records to prevent disputes. Establishing an effective land registry system is difficult as the registries are

vulnerable to both petty and grand corruption. During my experience with the GARVI project, I have learnt that it has benefitted the public and also made the administration much more transparent, accountable and responsive:

Benefits to the people:

- i. Registered Document returned to the public on same day.
- ii. Auto Mutation of entries for agriculture property and City Survey property.
- iii. Hazards of tampering with revenue records is eliminated.
- iv. Quick services to citizen's requirements like Index-2, search report, certified copy of the registered documents, etc.
- v. Provided transparency in the valuation of the properties.
- vi. Use of electronic token system helps avoiding complaints of partiality and favors.
- vii. Verification of ownership for agriculture property by biometric device and Name Verification in City Survey records
- viii. Farmer's feels secured relating to their property.

Benefits to Administration:

- i. Speedy receipt generation for all types of fees.
- ii. Exhaustive calculation for the Market Value and Stamp duty, Jantri Rates, Construction Rates.
- iii. Data retrieval and preparation of reports is easier.
- iv. In-house scanning of documents making return of document faster
- v. Automates all the back-office functions
- vi. Quick generation of documents, notices, daily fees, cash book, registers and MIS reports.
- vii. Minimum Storage space required.
- viii. Providing digital data to various other government departments
- ix. Helpful for the revenue planning
- x. Reduction in litigations
- xi. Improved public image of the Department.
- xii. Enhances departmental productivity

References:

1. <https://stampsregistration.gujarat.gov.in>
2. <https://timesproperty.com/news/post/stamp-duty-charges-in-gujarat-blid4684>
3. <https://www.magicbricks.com/blog/e-dhara-gujarat/116044.html>
4. <https://revenuedepartment.gujarat.gov.in/background>
5. <https://revenuedepartment.gujarat.gov.in/objectives-of-e-dhara-system>
6. Gujarat Budget Documents 2021-22, 2022-23, 2023-24; PRS
7. <https://prsindia.org/budgets/states/gujarat-budget-analysis-2023-24>