

# Himachal Integrated Registration Information System (HIMRIS)

Registration of deeds is the first and the most critical step in acquiring title to land or property and thus, assumes significance for those who are involved in these transactions. The registration of these transactions is mandatory to make them legal, otherwise ownership rights cannot be claimed/transferred. All the activities, if done manually, are time consuming. The traditional system is, otherwise, complicated and without any specified time limits, leading to inordinate delays, harassment and corruption. Himachal Registration Information System (HimRIS) software developed by NIC Himachal Pradesh, is a workflow application and helps Sub-Registrar Offices to undertake deed registration in an efficient, simple & speedy manner.



**LALIT KAPOOR**  
Technical Director  
kapoor.lalit@nic.in



**SANDEEP SOOD**  
Principal Systems Analyst  
sood.sandeep@nic.in

Edited by  
**VIVEK VERMA**



HimRIS is a self sustaining e-Governance project ensuring simple, uniform document registration process with a guarantee to return original document after registration & archival within same day. The HimRIS provides facility to register all types of deeds.

## OBJECTIVES

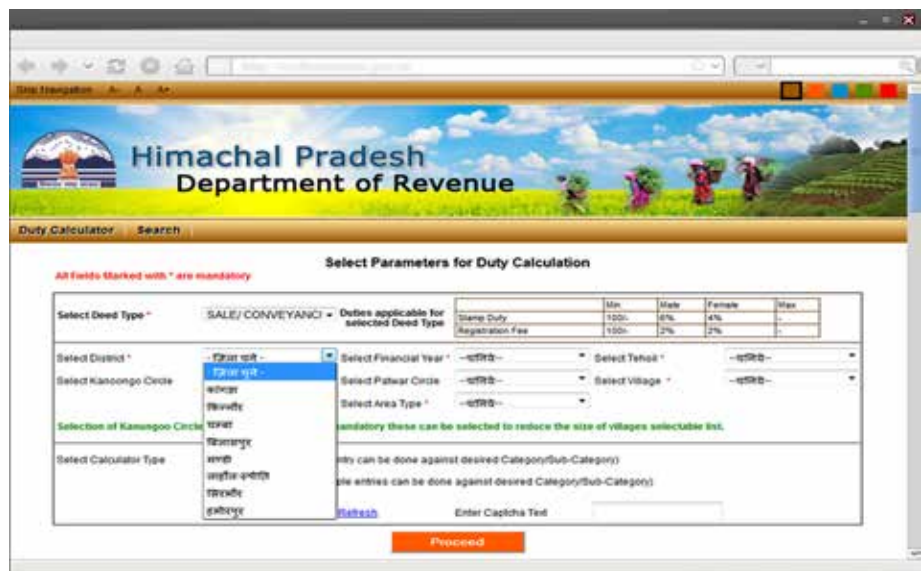
- To provide better services to the citizens by facilitating on the spot registration and single window service
- Prevention of frauds like impersonation, professional witnesses and proxies by capturing photographs of all the parties and the witnesses on the spot
- Inclusion of Aadhaar number as ID proof

- Better monitoring of Stamp Duty and Registration Fee collection by plugging in the leakage of Government revenue through proper and correct evaluation as defined by administration based on current rates
- To increase transparency in the system by removing all the discretion at different levels through automation of scrutiny, valuation, and checking of supporting certificates
- To replace the non-uniform, person-specific processes that followed traditions rather than the rule-book

## KEY FEATURES

### Work Flow

HimRIS is a work flow based application necessitating the completion of first activity related to registration before the next can start as per defined act and rules. Roles and responsibilities of each official associated with registration are duly taken care of by the application. A



generic codification related to each deed/sub-deed with the rates of stamp duty, registration and other fees by the department is maintained.

### INTEGRATION WITH LAND RECORDS

HimRIS application is integrated with land records. With a touch of key, latest RoR becomes available to SRO on the screen itself. The present level of integration is two-way integration. The revenue estates where land records data is available, while entering the land details Khewat, Khatoni and Khasra along with area details are directly fetched from land records data. When the deed is finally endorsed by SRO, remark is posted in the land records Data indicating that Registration has been carried on selected piece of land. When one gets copy of RoR the remark indicating Registration appears in column no. 13 along with other remarks. This remark remains in force until mutation is carried out. Once the mutation is completed, the remark automatically disappears. This integration has helped in avoiding fraudulent registration of deeds in the absence of any indication of sale deed in the land records, which is a mandatory document to carry out registration of land deed.

### COVERAGE OF DEEDS/SUB-DEEDS

Sale/Conveyance	Gift	Lease
Mortgage Without Possession	Article of Association	Adoption
Mortgage With Possession	Surrender of Lease	Transfer Of Lease
Instrument Of Settlement	Exchange Of Property	Award/ Decree
Govt. Organisation Transaction	Instrument of Partition	Trust
Tatima Registry/Re-conveyance	Certificate of Sale	Will
Power of Attorney	Instrument of Release	Divorce
Agreement/Letter of Guarantee	Delivery Order in R/O Goods	Partnership
Re-conveyance of Mortgage	Entry as an Advocate	Composition Deed
Memorandum of Association	Letter of License	

### AUTOMATIC CALCULATION OF STAMP DUTY & REGISTRATION FEE

HimRIS application automatically calculates registration fee, stamp duty and surcharge depending on deed being registered. In addition to stamp paper, stamp duty can now be paid through eStamping and Franking Machines. Earlier mode of payment of Registration Fee was cash only. Now individuals have the option to pay Registration fee through Treasury Challan and eReceipt they also have automated options.

Automated options for scanning of deeds and ensuring photographs of parties/witness/identifier.

If party produces valid photo identity card like Pan Card, Passport, Aadhaar ID, then there is no need of witnesses. Provisions have been made in the software to capture Photo Identity Card details.

### STAMP DUTY REBATE FOR FEMALES

Recently, the Government of Himachal Pradesh has announced rebate on stamp duty for females. This provision has also been made in the software.

### MIS - REGISTRATION DATE WISE & TRANSACTION AMOUNT WISE

To cater to MIS requirements, a generalised report is available in the software where one can select Deed Type, Date Range and Transaction amount range.

### CIRCLE RATES LINKAGE

Earlier the rates of Stamp Duty and Registration fee were calculated on the basis of average (Ausat ek Sala), now this practice has been discontinued and each district notifies Circle Rates for each village which are used for calculation of Stamp Duty and Registration Fee. The notified rates are also published on district websites. A web based Stamp Duty Calculator has been prepared for citizens for searching Circle Rates and calculating Stamp Duty and Registration Fee. The application has also got facility for updation of Circle Rates.

### IMPACT

Introduction of ICT in the process of registration has resulted in single window, on the spot registration along with timely delivery of services. The calculation of Registration Fee, Stamp Duty and Surcharges, where lots of subjectivity was involved, has been done away with and replaced by software, which can be updated on Government orders. Automated options for scanning of registration documents and ensuring the photographs of all parties along with witnesses and identifiers have helped in checking the frauds. The revenue generated from the service charges has made the project self-sustainable. HimRIS has won the National eGovernance Award for Government Process Re-engineering.

**For further information:**  
**STATE INFORMATICS OFFICER**  
 National Informatics Centre State  
 HP Secretariat, Shimla-171002  
 Phone: 0177-2624045  
 Email: sio-hp@nic.in