

Do You Know?

- 1) Title Search:** Available 24X7 using onlinee-Search facility for Registered Deeds of past 30 years at
Link: <https://freesearchigrservice.maharashtra.gov.in/>
- 2) Model Deeds:** Model deeds are **available online**, thus visit to lawyer is not required
Link: [http://igrmaharashtra.gov.in/SB_DOWNLOADS/DOWNLOADS/DRAFTDOC.ASPX](http://igrmaharashtra.gov.in/SB_DOWNLOADS/DOWNLOADS/DraftDoc.aspx)
- 3) TDS:** Certificate is not mandatory for Registration of documents
- 4) Appointment for Registration: Prior** Appointment is **not at all mandatory** for the citizens. **Walk ins** are allowed for citizens at SRO office for registration
- 5) Mutation:** Mutation of Land records is auto triggered at City Survey office post completion of registration and **completed in 23 days**
- 6) Property Tax Records:** MCGM has automated the Mutation of Property Tax Records to take place **instantly/ within 3 days**

Contact Us:

SARATHI Call Center: +91- 8888 00 7777

Website: <http://igrmaharashtra.gov.in/>

Email: complaint@igrmaharashtra.gov.in

Grievance Website:

<http://grievanceigr.maharashtra.gov.in/>



Department of Revenue & Forest, Government of Maharashtra

Initiatives undertaken for
Ease of Doing Business
in Registering Property

By

Department of Registration & Stamps,
and

Department of Land Records,
Maharashtra

Sr No	Procedural Reforms Implemented
1	<p>Registering property portal, a one stop shop for all encumbrances related search has been launched. Following services are available to citizen:</p> <ul style="list-style-type: none"> Conduct Title Search Check and pay Property Tax Conduct charges search at the Registrar of Companies Check dues for Electricity and Water <p>Link: https://registeringproperty.mahabhumi.gov.in/</p>
2	<ul style="list-style-type: none"> Model Deeds: Model deeds are available online, and can be directly used by citizens Link: http://igrmaharashtra.gov.in/SB_DOWNLOADS/DOWNLOADS_DraftDoc.aspx
3	<ul style="list-style-type: none"> Prior Appointment is not at all mandatory for the citizens. Walk ins are allowed for citizens at SRO office for registration Index II is available online for viewing through the e-Search facility instantaneously so that it is opposable to third- party. Link: https://freesearchigrservice.maharashtra.gov.in/
4	<ul style="list-style-type: none"> Mutation process is auto triggered if registration data and CTSO/MCGM data match. There is no need to apply separately City Survey Office: Mutation process is auto triggered & completed in 23 days MCGM: If no property tax dues are pending, Mutation process is automated and completed instantaneously if data matches. Else, within 3 days. The above process take place simultaneously

Sr No	Infrastructural Reforms Implemented
1	<p>Digitized records: Deeds of past 30 years and Record of Rights are digitized and are available online:</p> <ul style="list-style-type: none"> Digitized Deeds records (e-Search)– https://freesearchigrservice.maharashtra.gov.in/ Digitized Record of Rights (Mahabhumi portal) i.e. Property Cards https://mahabhumi.gov.in/
2	<ul style="list-style-type: none"> Independent Grievance Redressal Mechanism: Citizens can log their grievances regarding registration using http://grievanceigr.maharashtra.gov.in/ District Magistrate & Collector are declared as the independent & specific grievance redressal authority
3	<p>Maps:</p> <ul style="list-style-type: none"> Every privately held Land plot is surveyed and has a unique City Survey Number Anyone, using Bhu-Nakasha portal can access the maps of land plots in Mumbai freely at Link: https://mahabhunakasha.mahabhumi.gov.in/
4	<ul style="list-style-type: none"> Land Register / Records: All privately held land plots in Mumbai city are formally registered and kept at the City Survey offices. https://mahabhunakasha.mahabhumi.gov.in/