

RAJEEV CHAWLA, IAS
Secretary to Government
(Bhoomi & Urban Properties
Ownership Records)
Revenue Department



Karnataka Government Secretariat,
Bangalore

DO No: RD/99/MRR/2010

Dated: 16th March 2011

Dear Mr. Shivappa,

Sub: Bhoomi and Kaveri Integration – Important point to be taken
care of –reg.

The Government would like to invite your reference to the subject. As per the discussions, the Bhoomi and Kaveri software integration is in progress. However, certain small issues may come in our way which needs to be addressed immediately.

1. JOINT OWNER EXECUTING A SALE DEED:

As per the Bhoomi system, a joint owner in one whose share is not at all defined or expressed in clear terms. Thus, in Bhoomi, there is no provision to handle the transactions executed by the joint owners. It is absolutely necessary for the sub registrar to insist for a pre-mutation sketch when partial transaction is being registered by any owner/Joint owners. Taluk office, in turn would not issue 11E certificate till the joint owner partition and gets his share. This way the sub-registrar will also not be blamed for refusing sale deed by any joint owner. Hence, it is requested to take necessary action in this behalf.

2. DIFFERENT OWNERS IN A SINGLE RTC, SELLING THEIR PROPERTIES TO A SINGLE INDIVIDUAL:

It has been observed by the Government that, sub registrars are registering such sale deeds where different owners of a single RTC are selling their properties to a single individual in a single sale deed. This is creating a lot of inconvenience in handling the Integrated Mutation Podi System. It is not clear whether defeat the requirement of a pre-mutation sketch under the guise of full extent transaction to a single owner. It is to be noted that, the sub registrars are required under Law to insist for a pre-mutation sketch for every individual seller. Hence, it is requested to take necessary action in this behalf.

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3. PROCEDURE TO BE ADOPTED IN RESPECT OF PROBLEMATIC XML:

While we are now migrating to new title integration between Bhoomi-Kaveri, it will take some time, till then one would have to continue with the old integration system. In that older system some time they used to be incomplete XML information received at the taluk Bhoomi Center, although, the acknowledgement for such XML index used to be received by Sub-Registrars. In such cases, Sub-Registrar should direct to resend such XML on demand basis from the Bhoomi Monitoring Cell.

With best wishes,

Yours sincerely,

Sri B. Shivappa, IAS.,
Inspector General of Registration &
Commissioner of Stamps,
Bangalore.


12/5/11