

**GOVERNMENT OF INDIA  
HOUSING AND URBAN POVERTY ALLEVIATION  
LOK SABHA**

UNSTARRED QUESTION NO:600  
ANSWERED ON:02.03.2007  
REGISTRATION OF PROPERTIES NO  
Meghwal Shri Kailash

**Will the Minister of HOUSING AND URBAN POVERTY ALLEVIATION be pleased to state:**

- (a) whether any electronic data and surveillance mechanism to keep track of illegal construction, ownership and proper registration of properties is in practice in the country;
- (b) if so, the details thereof;
- (c) if not, the prevalent mechanism to check illegal construction and Benami properties;
- (d) whether the Government has any proposal for making the PAN card or any other instrument linked to Income Tax department for tracking down source of funds, mandatory for registration of properties;
- (e) if so, the details thereof; and
- (f) if not, the scientific option available for tracking the source of funds in buying and selling of properties?

**Answer**

MINISTER OF STATE IN THE MINISTRY OF HOUSING & URBAN POVERTY ALLEVIATION ( KUMARI SELJA )

(a)to(c): Land and building bye-laws being a State subject, no such data is maintained by the Ministry of Housing & Urban Poverty Alleviation.

(d)&(e): Rule 114B of the Income Tax Rules, 1962 read with Section 139A of the Income Tax Act requires specified persons to quote their Permanent Account Number (PAN) in all documents pertaining to specified transactions. This includes sale or purchase of any immovable property valued at Rs.5 lakh or more. Further, Rule 114E of the Income Tax Rules read with Section 285BA of the Income Tax Act inter-alia requires Registrar/Sub-Registrar of Properties to furnish a n Annual Information Return before the Income Tax Department in respect of purchase or sale by any person of immovable property valued at Rs.30 lakhs or more, registered before them. The Annual Information Return is required to be filed in respect of specified transactions entered on or after the first day of April of that year.

(f): Not applicable in view of reply to (d) and (e) above.