

**GOVERNMENT OF INDIA
RURAL DEVELOPMENT
LOK SABHA**

UNSTARRED QUESTION NO:3454
ANSWERED ON:16.08.2010
REPLACING DEEDS SYSTEM BY TITLING SYSTEM
Ramasubbu Shri S.

Will the Minister of RURAL DEVELOPMENT be pleased to state:

- (a) whether the Government is aware of the inaccuracies in the property records due to the existing deeds system in the country;
- (b) if so, whether the Government has any proposal to have a titling system, by replacing existing Deeds System;
- (c) if so, the details thereof; and
- (d) the time by which the above system is likely to be implemented?

Answer

MINISTER OF THE STATE IN THE MINISTRY OF RURAL DEVELOPMENT (SHRI SISIR KUMAR ADHIKARI)

(a): Yes, Sir.

(b) to (d): Presently, the system of presumptive titles is in operation in the country. The Registration Act, 1908 provides for registration of deeds and documents, not titles. The transaction is recorded, and the transfer of ownership title remains presumptive only. However, on 21-08-2008, the Union Cabinet approved a Centrally-sponsored scheme, viz., the National Land Records Modernization Programme (NLRMP) with the ultimate goal of ushering in the system of conclusive titles with title guarantee in the country.

The activities being supported under the Programme, inter alia, include completion of computerization of the records of rights (RoRs), digitization of maps, survey/resurvey using modern technology including aerial photogrammetry/High Resolution Satellite Imagery (HRSI), computerization of registration, connectivity amongst the land records and registration offices, modern record rooms/land records management centres at tehsil/taluk/circle/block level and training & capacity building of the concerned officials and functionaries.

The activities under the programme are to converge in the district and district is the unit of implementation. All the districts in the country are expected to be covered by the end of the 12th Plan.

During 2008-09 to 2010-11 (10-08-2010), funds to the tune of Rs.422.20 crore have been released to the States/UTs towards Central share under the NLRMP and 148 districts in 26 States/ UTs have been covered.

In addition, to introduce system of conclusive titles in place of existing deed registration system, a draft model Land Titling Bill, 2010, has been drafted by the Department of Land Resources (DoLR). Since land is a State subject under the Constitution, this Bill has been circulated amongst the States, UTs and the concerned GoI Ministries/Departments for their comments and suggestions. The Bill has been placed in the public domain on DoLR's website (dolr.nic.in) for wider stakeholder input and public comments. Accordingly, finalization of the Bill is likely to take time.

It may not be possible to indicate any timeline for implementation of the system of conclusive titles in the country.