**Standards**

1. **Access to Government Systems**   
   System must has an excess to other National Registries e.g. National Identity Card, Revenue Authority, Company Registrar etc. etc. This tool is necessary to verify data of Purchaser and Seller.
2. **Land Valuation**  
   System should be equipped to determine market based land valuation and must have capability to identify minimum transaction value. This feature will enable  
   a. Collection of accurate duties and taxes  
   b. Exact information record about net worth of seller and purchaser   
   c. Market value payment by Government upon compulsory land acquisition
3. **Transfer Event**

System should be capable to record and apply law on different type of transfer/lease event e.g. sale, gift, inheritance, court orders, government acquisition.

1. **Transfer Process**International standard transfer process with multiple checks and validation by the department concerned officer. Multiple checks must be applied including but not limited to physical presence of seller/legal attorney, bio-metric of the seller, photo of seller by system, ownership proof and details of unit sold e.g. type, size, measurement of boundaries, location, details of owner on the boundaries, clear pictures of the location and location validation by concerned officer.
2. **Real Estate Asset Type**System should have capability to identify and record different type of real estate asset including but not limited to
   1. House
   2. Villa
   3. Flat
   4. Commercial Plaza
   5. Commercial Shop (conventional and different kind of special purpose shops)
   6. Religious Land (e.g. Mosque, Church, Temple etc. etc.)
   7. Recreation Land (e.g. Children/amusement Parks, Swimming pools, Museums, Playgrounds etc. etc.)
   8. Irrigated Land
   9. Fertile Land
   10. Barren Land
   11. Forest Land
   12. Wet Land (e.g. Bays, Ponds, Lakes, Rivers etc etc)
   13. Transport Land (Railways, Roads)
3. **Title & Occupancy Information (Owner/Farmer)**Capable to record the details of the ownership of the land as well as the details of the farmer on the land. Owner means and includes the person who hold the legal title of the land and famer means the person who hold the occupancy right (based on agreement with title holder) of the land and performing cultivation activities.
4. **Old Record High Resolution Images**

All existing paper record must be maintained in the form of high resolution images in the system, the image must be readable and printable through a printing device. Physical record must be traceable through properly maintained and updated log system.

1. **High Resolution Mapping**

System must be capable to maintain an updated high resolution maps of the land with minute’s details about the land in a particular city, county, state and country.

* 1. Measurement of total area
  2. Measurement of each unit
  3. Details about different type of units

1. **Inheritance Law**

System must has provision to incorporate the inheritance law of the country and any other applicable valid law of the land, the system should have further capacity to accommodate special court order on account of inheritance transfer.

1. **Court Order**

System must has provision to record the orders issued by the court of law about the real estate asset e.g. stay order, transfer order, ban on transfer, acquisition order etc. etc.

1. **Legacy System**

System must be able to inherit all features and functions of legacy system and new system should not limit or eliminate the feature and productivity provided by the existing system.

1. **System Speed**System must be capable to process X% (e.g. 10-20% of total record) of transaction in the real time and simultaneously. A careful scientific consideration to be carried out to identify the system needs for the hardware, software, infrastructure and human resources. An underutilized system is as harmful as an underperforming system.
2. **Paper Record**In additional to digital record, system must capable to provide printed record of title with system generated endorsed stamp or special mark.
3. **Survey and Update**

Land survey on regular interval (e.g. 6-12 month) to be carried out to re-define and update the record. Real estate record is very dynamic and keeps constant update as certain events (e.g. abrupt weather, infrastructure works, inheritance, new housing societies, mergence/depletion of Islands etc. etc.) keeps on effecting the type, size and nature of real estate asset.

1. **Government Orders**

System must be capable to address Government orders issued from time to time about certain areas due to changes influenced by certain factors e.g. economic, social, environmental etc. etc.

1. **Know your Investor**

System should have the feature to record the purchaser details e.g. mode of payment, sources of wealth, tax record etc. etc. This standard can ensure to counter the parking of illegal and unreported money in the real estate sector.

1. **Environmental Information**System should have the capability to categories areas under the threat of extreme weather events and Seismic Zone Classification.