

Doing Business Report 2018

REGISTERING PROPERTY IN KARACHI

Status of Ranking of Karachi-Registering Property

Browser tabs: Inbox (1) - sontanasif@g, Doing Business in Pakista, Doing Business in Karachi, DB2018-Full-Report.pdf, New Tab

Address bar: www.doingbusiness.org/data/exploreeconomies/pakistan#registering-property#karachi

City Covered	Karachi			
Indicator	Karachi	South Asia	OECD high income	Overall Best Performer
Procedures (number) ⓘ	8	6.8	4.6	1.00 (4 Economies)
Time (days) ⓘ	208	111.6	22.3	1.00 (3 Economies)
Cost (% of property value) ⓘ	4.2	6.9	4.2	0.00 (5 Economies)
Quality of the land administration index (0-30) ⓘ	6.0	8.0	22.7	29.00 (Singapore)

▶ Figure – Registering Property in Pakistan and comparator economies – Ranking and DTF

▶ Figure – Registering Property in Karachi – Procedure, Time and Cost

▶ Figure – Registering Property in Karachi and comparator economies – Measure of Quality

▶ Details – Registering Property in Karachi – Procedure, Time and Cost

▶ Details – Registering Property in Karachi – Measure of Quality

WORLD BANK GROUP | IBRD | IDA | IFC | MIGA | ICSID

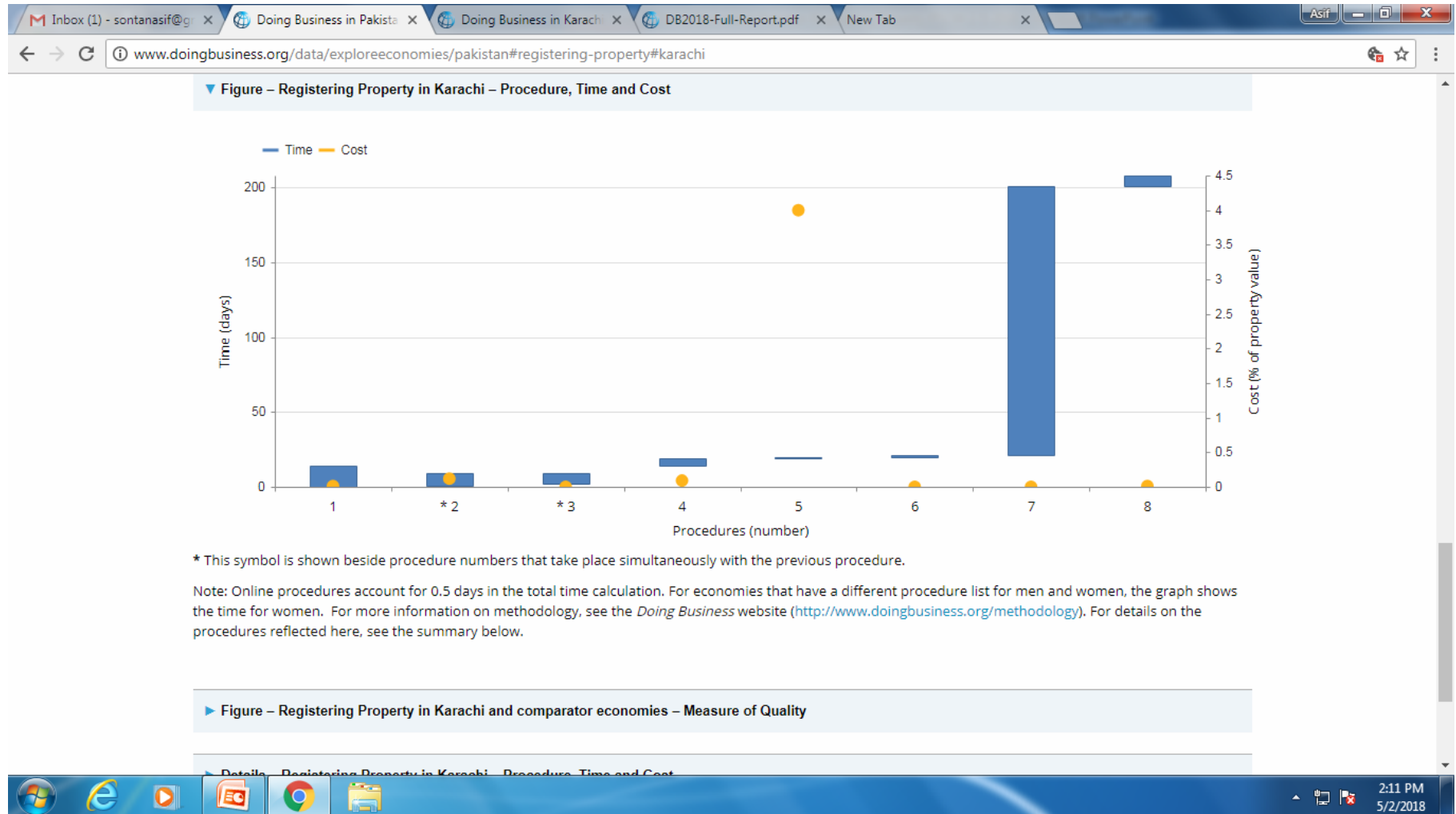
Legal | Access to Information | Jobs | Contact

REPORT FRAUD OR CORRUPTION
1-202-458-7677

© 2017 The World Bank Group, All Rights Reserved.

Taskbar: Windows, Internet Explorer, VLC, Edge, Chrome, File Explorer, System tray: 2:09 PM 5/2/2018

Status of Ranking of Karachi-Registering Property



Status of Ranking of Karachi-Registering Property

No.	Procedures	Time to Complete	Associated Costs
1	Obtaining a Non-Objection Certificate <i>Agency: District Officer Revenue</i> <p>The Deputy District Officer Revenue and the District Officer Revenue, at Town and city level respectively, issue a "No Objection Certificate" in favor of the Seller permitting the sale of the property, provided that the entire amount due and payable in respect of the property has been satisfied.</p>	2 weeks	PKR 1000
2	Advertisement of transaction in newspapers inviting objections <i>Agency: Local Newspaper</i> <p>A Public notice is placed in two different newspapers having circulation of 100,000 copies, in English and in Urdu news paper, inviting objections/claims. After publication, there is a seven-day waiting time for arrival of objections, if any. Advertisement is published in local newspapers (dailies) having a large circulation. Simultaneously, the buyer will verify the authenticity of the documents presented by the seller as well his authority to act on behalf of the company to sell this property. At the same time, there is a checking for any encumbrances.</p>	one week and one day	PKR 10,000
3	Conduct title search <i>Agency: Sub-Registrar's office</i> <p>As a part of the due diligence procedure, it is a common practice to search the books and verify whether the counterpart actually owns the property. Lawyers also look into the previous owners. The process is completely manual and does not have cost.</p>	one week	no cost
4	Hire deed writer or lawyer to draft sale purchase agreement <i>Agency: Deed writer or lawyer</i> <p>It is common practice in Pakistan to hire a lawyer to draft the sale purchase agreement.</p>	3-7 calendar days	PKR 5,000-10,000
5	Payment of stamp duty, capital value tax, Town tax and registration fee	1 calendar day	2% of property price

Status of Ranking of Karachi-Registering Property

5	Payment of stamp duty, capital value tax, Town tax and registration fee	1 calendar day	2% of property price (stamp duty) + 1% of property price (registration fee)+ 1% Town Tax + 2.5 % of the property price (Capital value tax) Capital value tax is not included into cost estimates.
	<p data-bbox="223 382 872 408"><i>Agency:</i> Government Treasury or National Bank of Pakistan</p> <p data-bbox="223 436 1253 943">The following payments must be made: (i) Conveyance stamp duty 3% of property value. (ii) The capital value tax (CVT) decreased from 4% to 2.5% of the property value (Sindh Finance Act, 2010 which came into force on July 1st, 2010 amending the Sindh Urban Immoveable Property Tax Act, 1958, section 4). After the 18th constitutional amendment (April, 2010), the CVT on property was transferred to the provincial governments. CVT is applicable in urban areas for residential property exceeding an area of one kanal and in case of commercial properties without any threshold of land area or size of the property. However, where the value of such property is not recorded, the CVT is payable at Rs. 100 per square yard of land area. (iii) 1% of property value for the registration fee. (iv) 1% of the property value for the Town Tax Fees are paid at the Government Treasury or National Bank of Pakistan, an autonomous bank jointly owned by Government of Pakistan and public, who issue receipt of money which is taken to the Stamp office of the Government. The receipt of payment is taken to the Stamp Office of the Government. The Stamp office will, upon production of receipt, issue a stamp paper of the value (money deposited) on the Sale Deed. Such typed stamp paper will be presented later before the Registrar, who registers the change of ownership.</p>	1 calendar day	no cost
6	Receipt of payment is taken to Stamp Office	1 calendar day	no cost
	<p data-bbox="223 1015 671 1041"><i>Agency:</i> Stamp Office of the Government</p> <p data-bbox="223 1069 1253 1196">The receipt of payment obtained in Procedure 4 is taken to the Stamp Office of the Government. The Stamp office will, upon production of receipt, issue a stamp paper of the value (money deposited) on the Sale Deed. Such typed stamp paper will be presented later before the Registrar, who registers the change of ownership.</p>		

Status of Ranking of Karachi-Registering Property

before the Registrar, who registers the change of ownership.

7	Execution and registration of the deed before the registration authority <i>Agency:</i> Sub-Registrar of Conveyance/Assurances	6 months	no cost
8	Mutation <i>Agency:</i> Relevant land authority	one week	PKR 1000

The conveyance deed must be executed before the registering authority. Execution of the deed is done before the Sub-Registrar of Conveyance/Assurances of the area, official responsible under the Registration Act. Registration of the deed automatically follows the execution of sale deed. A receipt is issued immediately, but the deed is delivered a few weeks later. The name of the buyer is recorded in the new deed, showing the change in ownership. The documentation shall include: • Conveyance/Sale Deed (stamped after payment in Procedure 4) • ID of parties • Original title deed of seller • If the parties have authorized someone else through a power of attorney, the power of attorney in original with copies. The buyer will conduct post registration Procedures, such as changing the name at the utility companies, property taxation and municipal services.

Once the registration process is completed, and the sale deed has been collected from the registrar office, the mutation processes is carried out at the relevant land owning authority for transfer of ownership.

The mutation is the process of obtaining the new title document. A property mutation is simply the change of title ownership under certain conditions such as sale/purchase or death of an owner and even if the property is bought through a power of attorney (PoA). Through mutation, while the new owner gets the property in his name, the government is able to charge property tax from the right owner.

2:13 PM
5/2/2018

DB2018 versus Current Status

No.	Procedures	2018 DB Report Time to Complete	Current Status Time to Complete	2018 DB Report Cost	Current Costs	Remarks
1	Obtaining a Non-Objection Certificate Agency: District Officer Revenue	2 weeks	1 Week	Rs.1000	Rs.500	For BOR's land, it's Rs. 500 Cost depends on concerned land record authority. Fee notification for NOC from BOR is available at https://sindhzameen.gos.pk/pdf/Fee_Notification.pdf
2	Advertisement of transaction in newspapers inviting objections Agency: Local Newspaper	one week and one day	Eliminated	Rs.10,000	Rs.0	Due Diligence Practice.
3	Conduct title search Agency: Sub-Registrar's office	one week	1 Day	Rs.0	Rs.0	Due Diligence Practice. Available through Digital Scanning Unit Karachi on the same day. Link available at https://sindhzameen.gos.pk/demo_Registries/pdf/Digital_Scanning_Unit-Karachi_Notification.pdf
4 → →	Hire deed writer or lawyer to draft sale purchase agreement Agency: Deed writer or lawyer	3-7 calendar days	1 Day	Rs.5,000-10,000	Rs.0	Standard Templates made available online.
5 → →	Payment of stamp duty, capital value tax, Town tax and registration fee Agency: Government Treasury or National Bank of Pakistan	1 calendar day	1 Day	As per property value	As per property Value	Online Property Tax Calculator made available to help eliminate the need to hire a lawyer to calculate fee. OPTC provides a copy of challan of all applicable charges & taxes.
6 → →	Receipt of payment is taken to Stamp Office Agency: Stamp Office of the Government	1 calendar day	1 Day	Rs.0	Rs.0	no cost
7 → →	Execution and registration of the deed before the registration authority Agency: Sub-Registrar of Conveyance/Assurances	6 months	6 Days	Rs.0	Rs.0	The procedure earlier involved microfilming of registered deed after completion of registration process at the office of Sub-Registrar through the microfilming Unit situated geographically diverse location. The microfilming was delayed due to non-availability of microfilms and hence documents delayed for 6 months. It's now been replaced with Digital Scanning Unit where the time taken is minimized upto 6 days including its digital storage into computerized database.
Total		201 Days	17 Days	Rs.21,000 Fixed Cost + Property Taxes	Rs.500 Fixed Cost + Property Taxes	

Reforms Completed between June 2017 and April 2018 with Data/Evidence

Sr. No.	Doing Business Reforms by Reforms Wing, BOR, Sindh	Date of Reforms	Number of Transactions / Registrations Since Reforms came into effect	Average Time per Transaction (Days)	Average Time per Transaction (Days) Pre-Reform Period (6 Months)
1	Digital scanning for all registered documents available (DSU)	21-07-2016	186,978	<u>6</u>	6 months
2	Digitized maps for Sindh online	2015	381,442.00	<u>1</u>	N/A. Manually obtained from Survey Superintendent Karachi office
3	NOC's verified online	1/24/2017	90,117	<u>1</u>	N/A. Manually Done in 1 week
4	Title search available online	2014	836,478	<u>1</u>	N/A. Manually done in 1 week
5	Standardized Sale-purchase agreements template available online	Jan-17	214	<u>1</u>	Hiring a Deed Writer/Lawyer 1 Day
6	Online Property Tax Calculator and fees schedule	Feb-17	381,442	<u>1</u>	Hiring a Deed Writer/Lawyer 1 Day
7	Online Statistics of Registries	21-07-2016	6,185	<u>1</u>	N/A
8	Checklist of Registration Documents	Jan-17	Counter established recently	<u>1</u>	N/A
9	UAN/Online Complaint Management	1-Apr-16	Counter established recently	<u>1</u>	N/A

Online Portal www.sindhzameen.gos.pk

User Statistics available at: <https://sindhzameen.gos.pk/dashboard/cnichits.aspx>

Monthly and Annual Registration Statistics Available at https://sindhzameen.gos.pk/asrkhi/Monthly_khi.aspx

[Home](#) / [Registries](#) / [Dashboard](#) / [Monthly Performance](#)

Last Updated on 17 Apr 2018

Official Monthly and Annual Property Registration Statistics Board of Revenue Sindh (Karachi)

1st July 2015 - 30th June 2016

41,377

Buyers: **24,849** | Sellers: **26,092**



[View Monthly Detail](#)

1st July 2016 - 30th June 2017

79,258

Buyers: **34,007** | Sellers: **37,321**



[View Monthly Detail](#)

1st July 2017 - 30th June 2018 (Cont...)

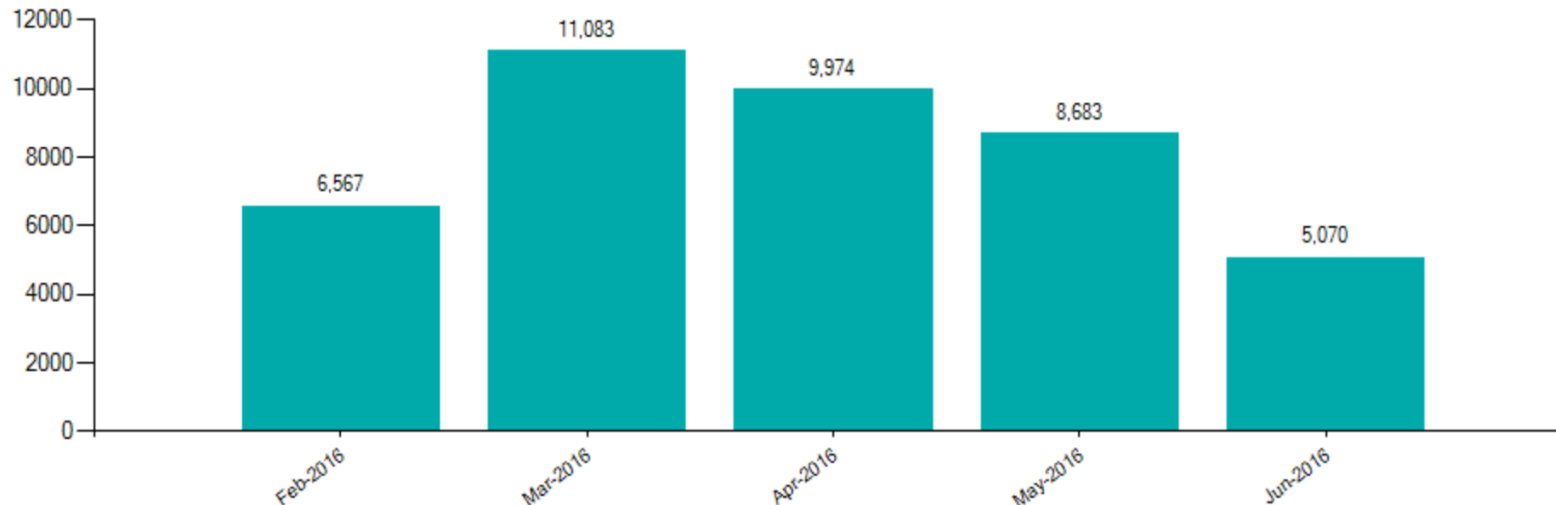
70,077

Buyers: **3,581** | Sellers: **4,012**



[View Monthly Detail](#)

1st July 2015 - 30th June 2016



Independent complaint mechanism details

- Complaint management system is being operated under a separate Department of Board of Revenue called Reforms Unit through its Land Administration & Revenue Management Information System (LARMIS) office, its located at geographically diverse location and administratively independent of the the Incharge of Registration of Property in Karachi which is Inspector General of Registration which is headed through the Member Registration, Board of Revenue.
- Both office of LARMIS and Inspector General of Registration Karachi are absolutely separate departments which are not influenced by the business of each other. The complaints received pertaining to property registration to LARMIS are forwarded to concerned Registration Office under IGR for resolution and expedited by the trained resources of Complaint Cell at 111-267-467.
- The complaints received through online portal at sindhzameen.gos.pk are officially submitted to the head of department, i.e. Senior Member, Board of Revenue, Sindh if it remains unresolved.

Reform Outreach

- a. The Sindh Board of Investment with support of International Finance Corporation (World Bank Group) organized **an exhibition of contributors/stakeholders at Marriot Hotel Karachi in March 2018**
- b. **Banners** at all Registration Offices Karachi affixed for reduced 17-Day procedure
- c. **Roll-up standees** for Improved Quality Index Services like **Online Property Tax Calculator** and **Standard Registration Templates** available online at www.sindhzameen.gos.pk
- d. All Registration Offices (Sub-Registrars) instructed to ensure enforcement of reduced timelines
- e. Instructions issued by RS&EP Wing BOR clarifying pre-requisites and post-registration procedures on the website of BOR and its enforcement have been ensured through the Sub-Registrar Offices.
- f. Social Media campaign has been assigned to a media firm to carry out publicity of reforms made in registering property in Karachi at **Facebook & Twitter**.

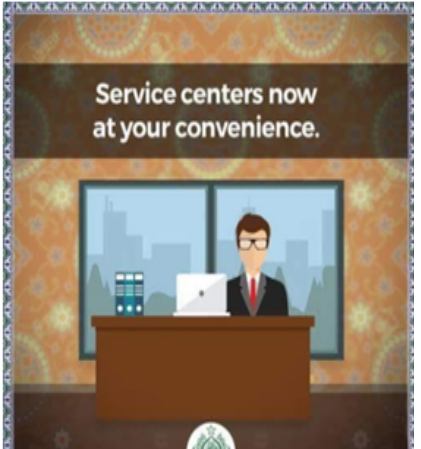
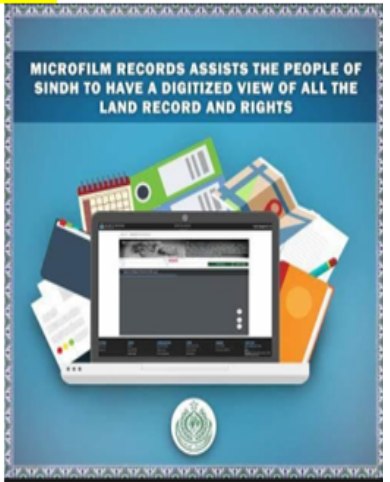
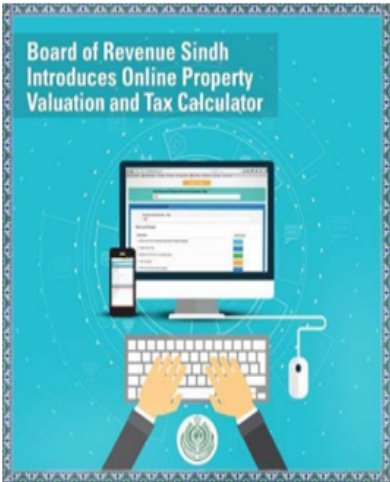
Reform Outreach

- Snapshots of Print media advertisements pertaining to create ease in registering property are given below followed by awareness campaign posts being conducted through FaceBook at “Board of Revenue Sindh” Page:

● **Print Media Advertisements published in newspapers:**

Reform Outreach

- FEW SOCIAL MEDIA MARKETING POSTS:



Reform Outreach

Banners & Roll-up Standees at Registration Offices of Karachi



Register your Karachi Property Deed in 17 days

STEP 01 7 DAYS	Pre-requisite Obtain No Objection Certificate from Concerned land owning Agency
STEP 02 4 DAYS	Prepare for Registration - Calculate taxes online - Obtain a stamp paper - Pay all taxes - Write your own deed
STEP 03 6 DAYS	Execution before Sub-Registrar - Presence of both parties before Sub-Registrar - Scrutiny of title and taxes - Digitizing

Board of Revenue Sindh introduces fast-track route for transparent, efficient Property Registration

For a complete list of required documents:
https://sindhzameen.gos.pk/demo_Registries/pdf/doc.RegistrationofProperty.pdf

For more information:
 Visit: www.sindhzameen.gos.pk,
 Complaint Cell: 111-267-467 (111-bor-gos)

Board of Revenue Sindh – Your land matters

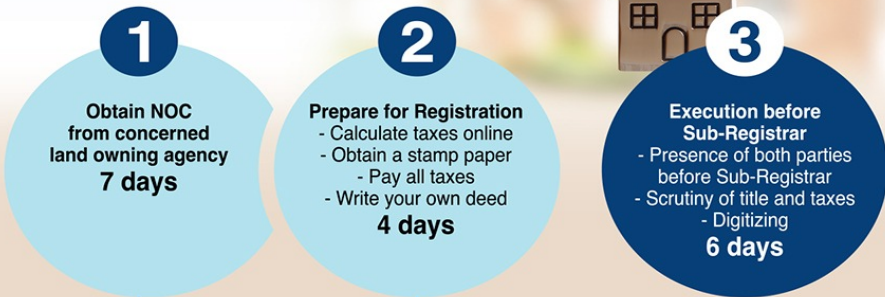
Reform Outreach

Banners & Roll-up Standees at Registration Offices of Karachi

Three Easy Steps for Property Registration in **Karachi**

Now get your deed in **17 Days**

Board of Revenue Sindh
introduces transparent & efficient process
for property registration



Following documents would be required for land registration:

- ✓ A copy of CNIC of both parties
- ✓ Title document, signatures and presence of both parties
- ✓ Photograph of both parties
- ✓ All relevant tax documents i-e advance tax, town tax, gain tax c.v.t. and stamp duty etc.
- ✓ Mutation (Extract from FC.M) for all documents

For further information and details, Visit: www.sindhzameen.gos.pk or call **Complaint Cell: 111-267-467 (111-bor-gos)**

Board of Revenue Sindh - Your land matters



Data Corrections for DB2019 Report

- Insert detailed description of data points to be corrected and include base/evidence to substantiate changes.
- **Procedure No.1 Obtaining an NOC certificate:**
- There are various land owning agencies in Karachi such as KDA, MDA, DHA, LDA, Cantonment, etc., all maintain their own registration procedures and costs. For BOR, the cost to obtain NOC for sale is Rs.500/- which was earlier reflected as Rs.1000 which may be corrected, as per notification available on our website https://sindhzameen.gos.pk/pdf/Fee_Notification.pdf

Data Corrections for DB2019 Report

- Insert detailed description of data points to be corrected and include base/evidence to substantiate changes.
- **Procedure No.2-Advertisement in newspapers :**
- It's not a legal requirement and a practise of due diligence and hence notified on our website as optional practise:
- https://sindhzameen.gos.pk/demo_Registries/pdf/doc_RegistrationofProperty.pdf
- The procedure may now be treated as a practise.

Data Corrections for DB2019 Report

- Insert detailed description of data points to be corrected and include base/evidence to substantiate changes.
- **Procedure No.7-Execution Before Sub-Registrar:**
- Apart from the reforms made in reducing the time at procedure No.7 by BOR through establishment of Digital Scanning Units, this procedure also involves post-Registration sub-procedures not relevant to property registration authority such as **Change of title of electricity bill** and various municipal services and time for these has also been included in the procedure for which agency responsible is shown as Sub-Registrar.
- **Due to this error, the time required at the Sub-Registrar Offices is misrepresented as 6 months.**