

Pakistan Doing Business Reforms 2020

Indicator: Registering Property

Agency Name: Board of Revenue Sindh

DB Report 2019 vs Current Status

S. No	Procedure/time/cost	DB 2019	Current Status	Evidence
1	Obtaining a Sales Certificate/NOC for Sale	14 Days/Rs.300	7 Days/Rs.300 Quality & Transparency Improved Standardized and Provided on Secure Paper which is traceable online	https://sindhzameen.gov.pk/demo_Registries/prcregister.aspx
2	Advertisement of transaction in newspaper inviting objections	8 Days/Rs.10,000/-	0 Days/No Cost Not a legal requirement; Due Diligence practice. Online search of registry made available. No need to invite objections.	https://sindhzameen.gov.pk/demo_Registries/RegisterCNIC.aspx
3	Conduct Title Search	7 Days/No Cost	1 Days/No Cost Online Search available	https://sindhzameen.gov.pk/demo_Registries/RegisterCNIC.aspx
4	Hire Deed Writer or Lawyer to draft sale purchase agreement	5 Days/Rs.7,500-10,000	1 Days/No Cost Use our standardized Templates and write your own deed Use Property Tax Calculator to know total taxes payable.	https://sindhzameen.gov.pk/demo_Registries/templates.aspx 6240 People have used Standardized Templates till date as per live stats available.

DB Report 2019 vs Current Status

S. No.	Procedure/time/cost	DB 2019	Current Status	Evidence
5	Payment of Stamp Duty, Registration Fee, etc.	1 Days	1 Day Transparency introduced. Online Property Tax Calculator	331,040 People have used Online Calculator https://www.sindhzameen.gov.pk/dashboard/cnichits.aspx
6	Receipt of Payment is taken to stamp office	1 Day	1 Day/No Cost The Receipt is taken to stamp office after completion of Registration at Procedure No.7	
7	Execution and Registration of the deed before the Sub-Registrar	180 Days/ no cost	6 Days/No Cost BOR has introduced a tracking system to check for the delays in sub-registrar office. Also a notification is being issued to bound the registration office to complete the process at his office within 3 days.	Track your registry at : http://borasr.com/search_token/ View Live Statistics of Duration of Registries in Karachi from 20-02-2019: http://borasr.com/bormis 5,000 REGISTRIES COMPLETED IN 17 DAYS DURING LAST FEW MONTHS

DB Report 2019 vs Current Status

S. No.	Procedure/time/cost	DB 2019	Current Status	Evidence
8	Mutation	7 Days/Rs.500	<p>0 Days/Rs.500 Cost</p> <p>It is not a mandatory requirement for property registration.</p> <p><u>Digitization of mutation records:</u></p> <p>BOR has established 05 Peoples Service Centers to provide authenticated & computerized copy of mutation. The computerized record is online searchable at www.sindhzameen.gos.pk.</p>	<p>The process of property acquisition/registration is completed upon registry of deed.</p> <p>Mutation is optionally required for various other purposes.</p> <p>Mutation is also done with multiple land owning agencies and hence its time may vary depending on the level of automation of that agency like DHA, KDA, MDA, LDA, etc.</p>

Doing Business in Pakistan

REGISTERING PROPERTY IN KARACHI

For

February 2019

BY

**REFORMS WING
BOARD OF REVENUE SINDH**

BOR has introduced Standardized, Secure and Traceable NOC for Sale



Sale of Land now made easy by the People's Government

Board of Revenue Sindh introduces new Sale Certificate

Some benefits of the new Sale Certificate:

- Printed by Security Printing Press of Pakistan
- Easily traceable/Available online, once issued
- Record of each certificate will be maintained by Revenue Officers
- Introduction of photographs for safer record-keeping
- Safe, secure and authentic transactions

For more information, visit: www.sindhzameen.gos.pk
For complaints: 111-267-467 or
Email: complaints@borsindh.gov.pk

Always ask your Revenue Officer for new Sale Certificate.
Effective from
1st December 2016

Indicators of an authentic Sale Certificate



Indicators of an authentic Sale Certificate:

- Silver Printing
- Serial Numbering
- Water Mark Logo
- Govt. of Sindh Water Mark Paper
- Silver Foil Strip with Text

Board of Revenue Sindh
LAND ADMINISTRATION & REVENUE MANAGEMENT INFORMATION SYSTEM



Board of Revenue
Government of Sindh

Project Management Unit
Board of Revenue Sindh

INF/KRY/4303/16

Status of Ranking of Karachi-Registering Property



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Board of Revenue
Government of Sindh

Project Management Unit
Board of Revenue Sindh

INF/KRY/4303/16

Registering property in Karachi Procedure, Time & Cost Details

⇒ 3

Conduct title search

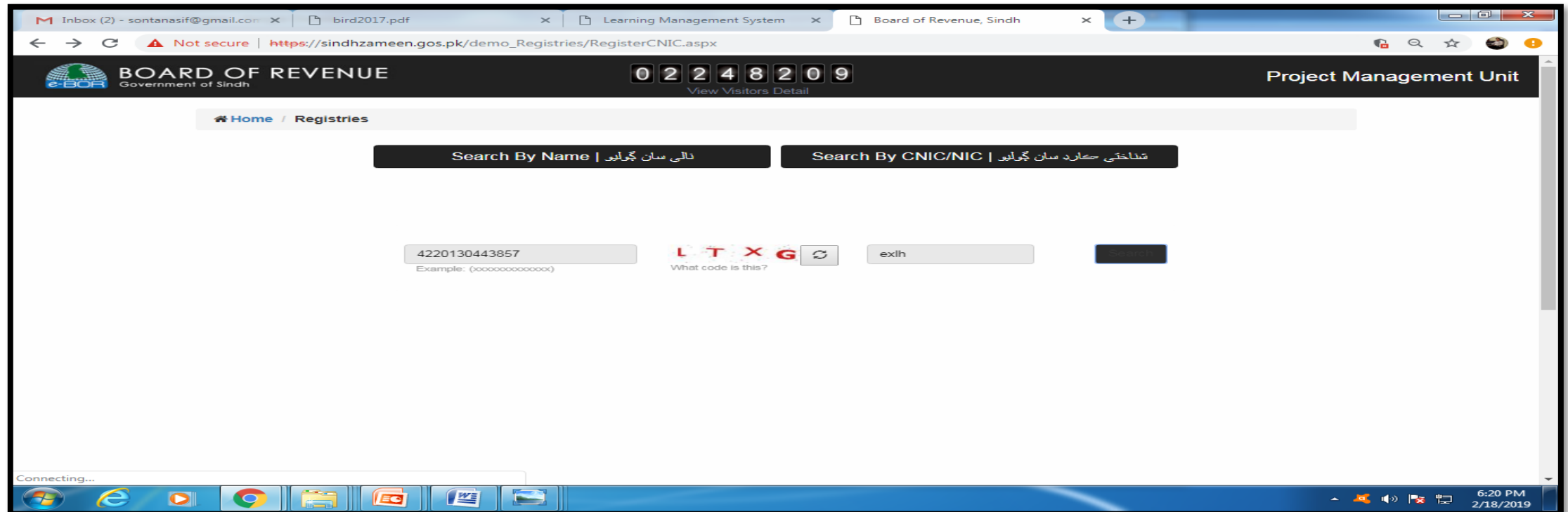
7 days

no charge

Agency : Sub-Registrar's office

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.

Conduct your title search online at www.sindhzameen.gos.pk



Registering property in Karachi Procedure, Time & Cost Details

4

Hire deed writer or lawyer to draft sale purchase agreement

Agency : Deed writer or lawyer

It is common practice in Pakistan to hire a lawyer to draft the sale purchase agreement.

There is a checklist now available online with list of documents required for registration, although practices might change depending on the sub-registrar office.

Additionally, the Board of Revenue has uploaded standardized deeds in https://sindhzameen.gos.pk/demo_Registries/templates.aspx on February 2017.

5 days

PKR 7,500; (PKR 5,000-10,000)

Documents Required for Registration of Property

✓ Under-mentioned documents are part of every Property registering at S.R.O.

- ✓ CNIC Copies of both parties i-e seller, Purchaser
- ✓ Title document, signatures and presence of both parties
- ✓ Photographs of both parties
- ✓ All 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

The screenshot shows a web browser window with the URL https://sindhzameen.gos.pk/demo_Registries/templates.aspx. The page header includes the Board of Revenue logo and the text "BOARD OF REVENUE Government of Sindh". The breadcrumb navigation shows "Home / Registries / Standard formats of documents". Below this is a table listing standardized document templates.

S.No	Doc	File Name
1		Conveyance Deed
2		General Power of Attorney with Sale Consideration
3		General Power of Attorney
4		Mortgage Deed
5		Oral Gift
6		Prelease Agreement of Sale
7		Relinquishment Deed
8		Sale Deed
9		Sub-Lease

Property Valuation & Tax Calculator

**Don't pay more.
Now calculate your
property's official
value and payable
taxes online.**

**Board of Revenue Sindh
introduces Online Property
Valuation and Tax Calculator.**

Starting from Karachi, now land and property owners can easily calculate stamp duty, Federal and Provincial taxes on their lands, apartments, residential, commercial or industrial properties using free online tax calculator from anywhere in the world.

To access convenience, log onto
www.sindhzameen.gos.pk
or download our mobile app.

For more information and complaints, Call: **111-267-467**
or Email: **complaints@borsindh.gov.pk**

Board of Revenue Sindh

Project Management Unit
Board of Revenue Sindh


Board of Revenue
Government of Sindh

INF/KRY/74/17

Check your Registration document Status online

Photo from Asif Karim - sontana: x | bird2017.pdf x | Learning Management System x | https://sindhzameen.gos.pk/demo x

← → ↻ ⚠ Not secure | https://sindhzameen.gos.pk/demo_Registries/register.aspx 🔍 ☆ 👤 !


 **BOARD OF REVENUE**
Government of Sindh

0 2 2 4 8 1 6 2
View Visitors Detail

Project Management Unit


Home / Registries

FAQ for Registering Property in Karachi




Search Registries Online

[Click here](#)




Online Calculator

[Click here](#)




Checklist for Registration of Property

[Click here](#)




Laws / Rules

[Click here](#)




Property Registration Statistics

[Click here](#)




Annual Revenues

[Click here](#)




Complaints

[Click here](#)




Standard Formats of Documents

[Click here](#)




Independent Complaint Resolution Mechanism

[Click here](#)



Litigation Statistics

[Click here](#)




Search the Document Status

[Click here](#)

Windows Taskbar: 6:05 PM 2/18/2019

BOR Introduces Registry Tracking System



Automation of Stamps & Registration,
Board of Revenue, Sindh.

ENTER TOKEN NUMBER TO CHECK STATUS OF YOUR DOCUMENT

✓ 1. Document Submitted & Generated Computerized Token.

2. Assigned Register Number (RD Number) at S.R Office


3. Document forwarded to Inspection Department for required Mandatory Documents


4. Document forwarded to Inspection Department for Fees & due Taxes


5. Document forwarded to Digital Scanning Unit for preservation


6. Document returned back to concern Sub-Registrar office

BOR Introduces Registry Tracking System


[Generate SRO Daybook](#)


Stamps DayBook


IRO DayBook


DSU DayBook

Document DayBooks

Document DayBook (15 Records)

Page 1 of 2

BOR Introduces Registry Tracking System



Automation of Stamps & Registration
Board of Revenue, Sindh

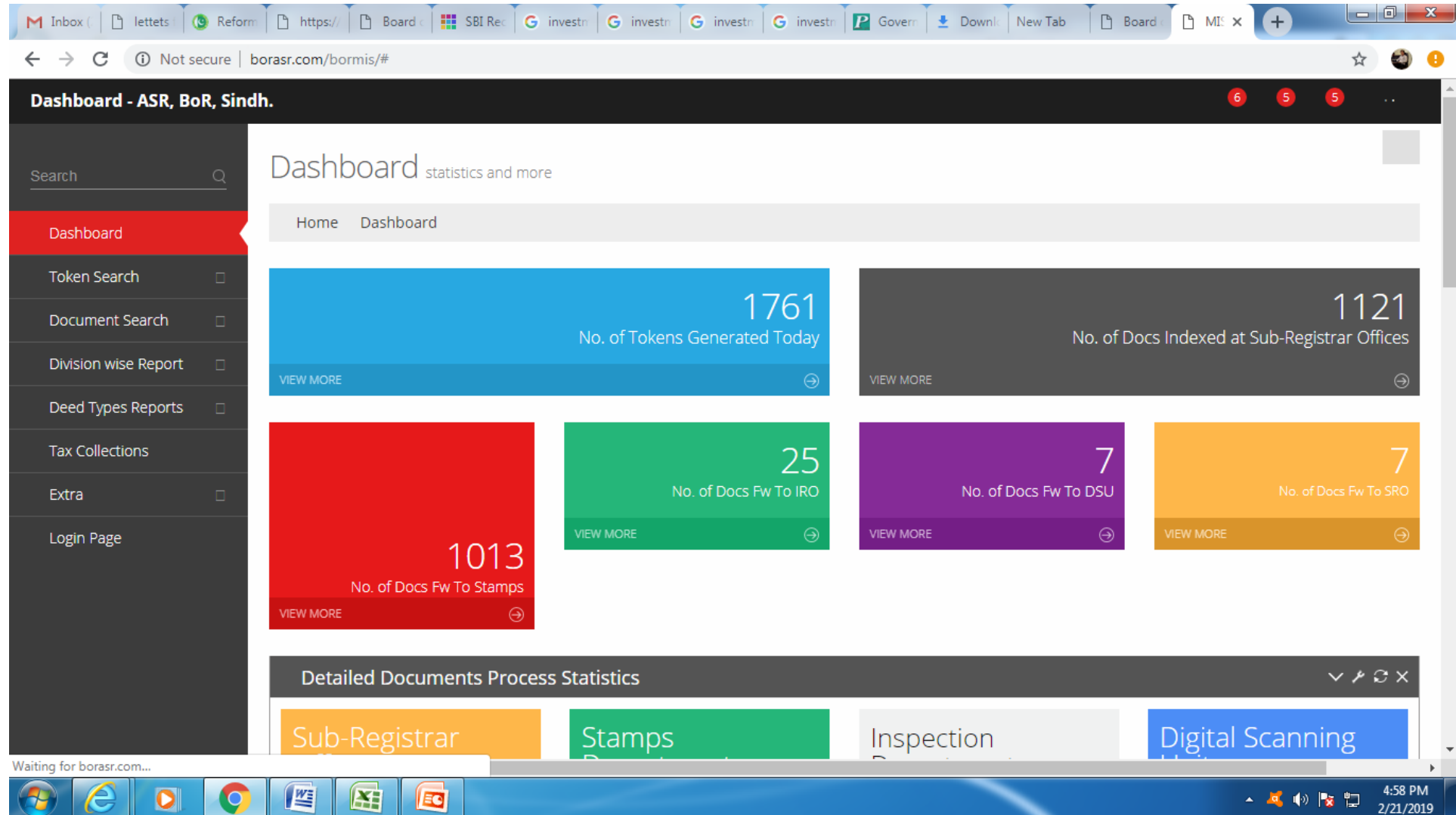
Registration Token



Tracking ID: 1544693233584

Station	: Bin Qasim Town
Deed Type	: Sale Deed
First Party	: MUHAMMAD KHALID 44204-2941783-7
Second Party	: MR AURANGZEB 42101-1649536-9
Remarks	:
Token Generated On	: December 13, 2018 2:28 pm
Token Generated By	: admin

BOR Introduces Registry Tracking System



BOR has introduced computerized copy of mutation on secure paper in its Peoples Service Centers across the Province

اب جائیداد کے دستاویزات
با آسانی حاصل کریں

Peoples Service Center
Karachi Central

Change Status: Final
Reference No: 24004
Mutation No: 24004

Buyer's Information:

PERSON NAME	NICCN
Ghulam Shabbir	33200110000000
Muhammad	

Seller's Information:

PERSON NAME	NICCN
Late Ghulam Rasool	33200110000000
Muhammad	

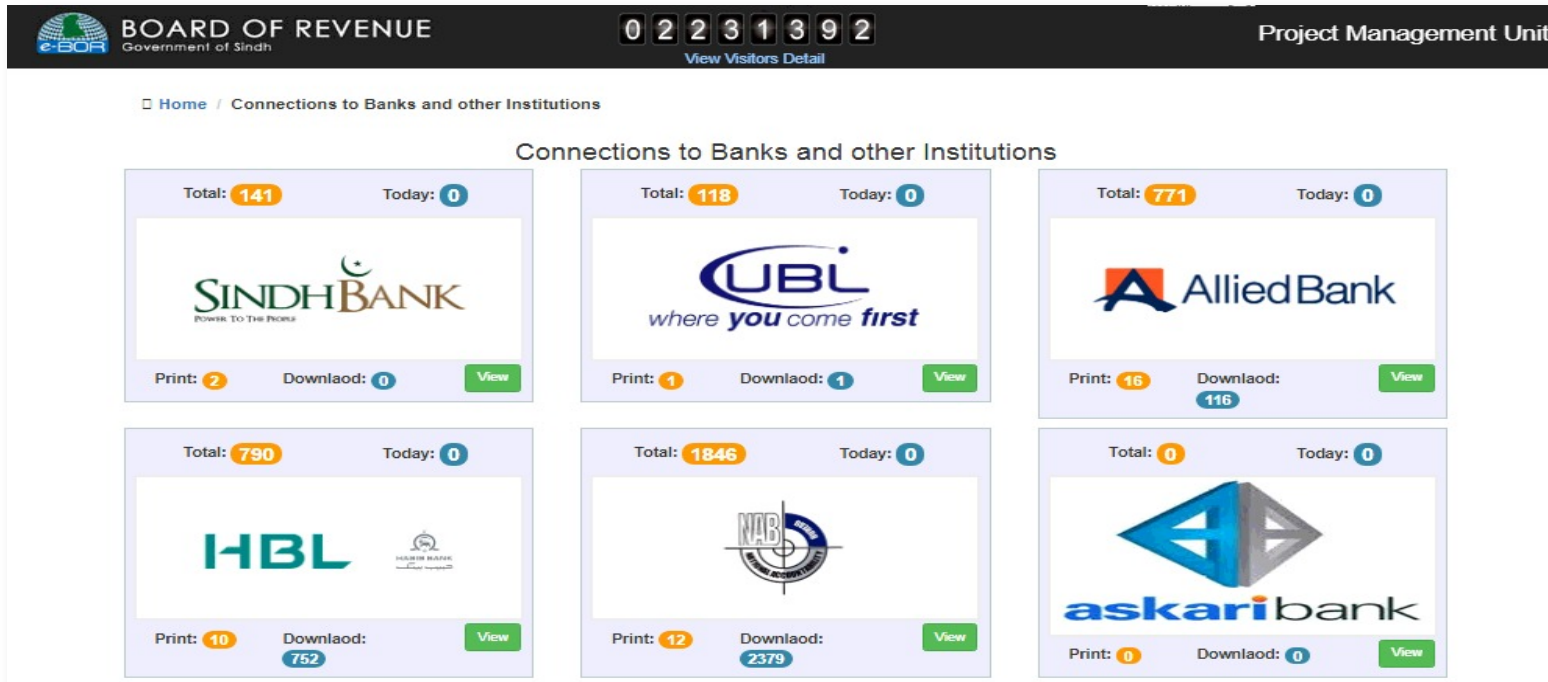
Plot No.	Area	Mutation No.	Mutation Date	Mutation Fee	Mutation Status	Mutation Remarks
10075	10075	10075	10075	10075	10075	10075
10076	10076	10076	10076	10076	10076	10076
10077	10077	10077	10077	10077	10077	10077
10078	10078	10078	10078	10078	10078	10078
10079	10079	10079	10079	10079	10079	10079
10080	10080	10080	10080	10080	10080	10080
10081	10081	10081	10081	10081	10081	10081
10082	10082	10082	10082	10082	10082	10082
10083	10083	10083	10083	10083	10083	10083
10084	10084	10084	10084	10084	10084	10084
10085	10085	10085	10085	10085	10085	10085
10086	10086	10086	10086	10086	10086	10086
10087	10087	10087	10087	10087	10087	10087
10088	10088	10088	10088	10088	10088	10088
10089	10089	10089	10089	10089	10089	10089
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10091	10091	10091	10091	10091	10091	10091
10092	10092	10092	10092	10092	10092	10092
10093	10093	10093	10093	10093	10093	10093
10094	10094	10094	10094	10094	10094	10094
10095	10095	10095	10095	10095	10095	10095
10096	10096	10096	10096	10096	10096	10096
10097	10097	10097	10097	10097	10097	10097
10098	10098	10098	10098	10098	10098	10098
10099	10099	10099	10099	10099	10099	10099
10100	10100	10100	10100	10100	10100	10100

LAND ADMINISTRATION & REVENUE MANAGEMENT SYSTEM

Salient Features:

- a) 27 Centers; One in each District
- b) Trained IT Staff
- c) Centralized Services-Get copy of your land record of any District from any PSC
- d) Nominal Fee
- e) Secure Paper
- f) Verifiable Document
- g) Disaster Recovery Facility
- h) Complaint & Query Management System

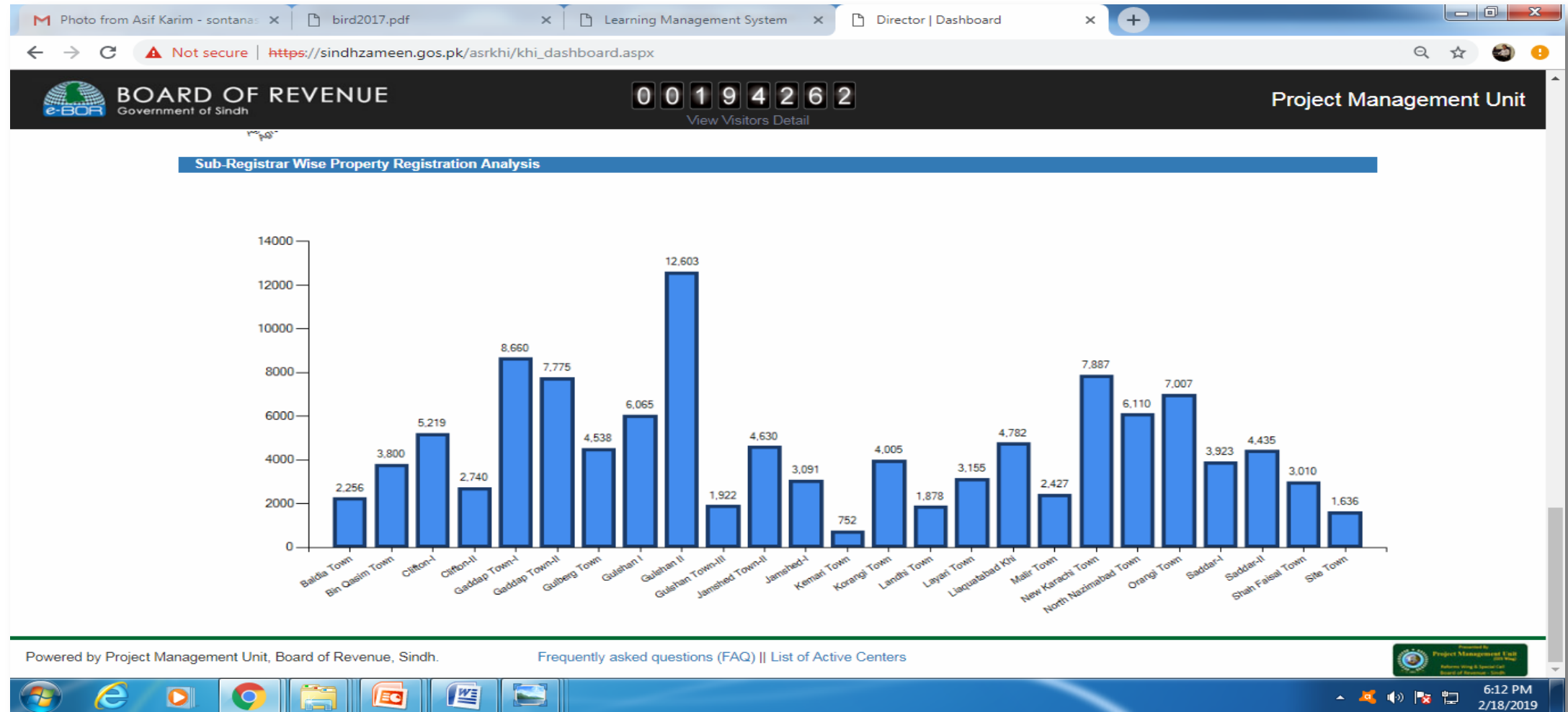
Ease verification of loans



* 06 Commercial Banks are linked with computerized land records system to verify land titles to facilitate in credit enhancement

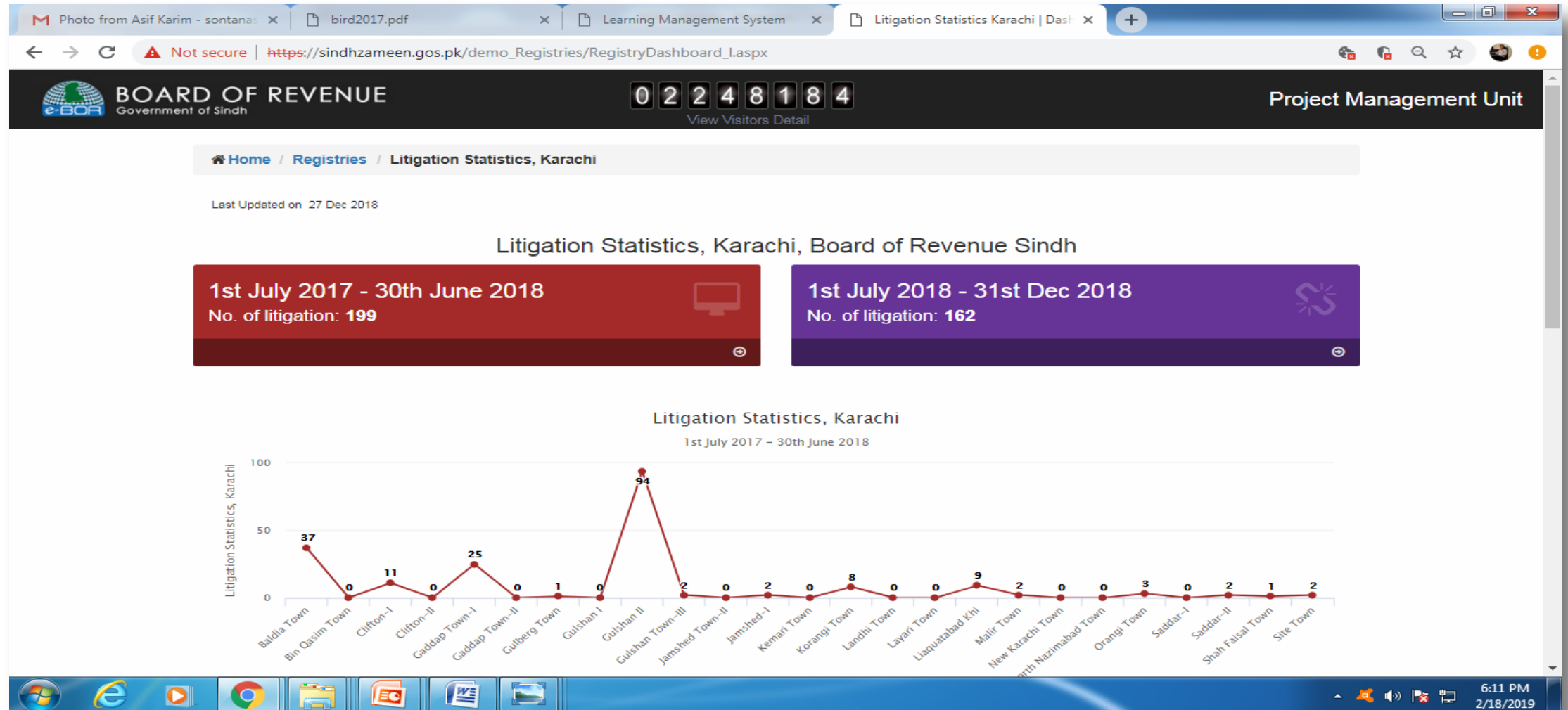


Live Online Property Statistics



* This vital statistic will help you decide where to invest in property in Karachi

Online Property Litigation Statistics



* You can now view which town has more property litigations to enhance your economic decisions

Thanks