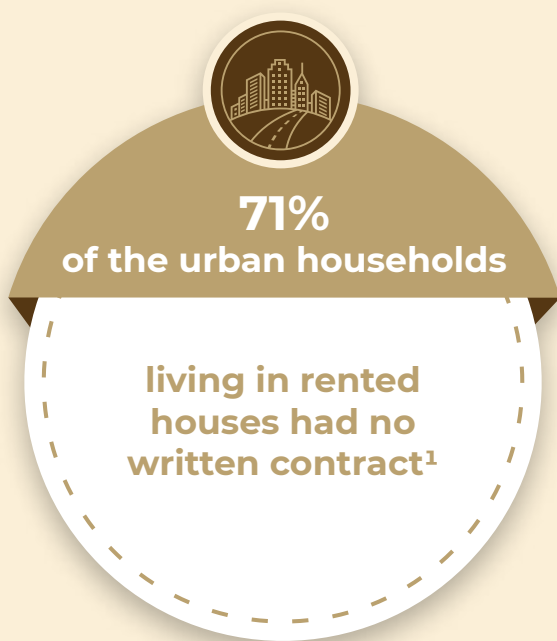


Why Property Rights Tech startups are needed?



Disputes, counter-claims and legal tangles are common in India's land and property markets. In many parts of the country, key economically relevant facts about land and property - such as ownership, extent of boundary, pending legal claims, among others are **not easily verifiable**. Also, the digitisation of existing records has **moved at a very slow pace**, with the task remaining incomplete in many states.



Some Hard facts

Non-existence of unique record of land and/or property ownership

Multiple departments (working in silos) document and maintain land records

Long chain of documents needed as evidence of the transfer of titles over the years

Difficult to track double selling of the same land or property

Widespread use of **informal markets for title transfers** leads to many unrecorded transactions

Lots of paperwork required for obtaining loan from banks using land or property as collateral security

Financial institutions often **do not get the factual picture** of the piece of land being used as collateral for providing loans

Though RERA was enacted in 2016, **no title insurance is available** in the Indian market yet

^{1,2} NSSO 2012

³ Understanding Land Conflict in India and Suggestions for Reform - <https://cprindia.org/news/7922>

⁴ 11.09 million homes are lying vacant in India <https://www.livemint.com/news/india/11-09-million-vacant-houses-in-india-says-report-11571053150289.html>