



SVAMITVA SCHEME

BANKABILITY OF PROPERTY CARDS



Property Cards.....

Need

- **Absence of Ownership documents**
- **Challenges on transfer of ownership**
- **Dependency: Non institutional sources of credit**
- **40% dependency on money lenders**
- **Exorbitant interest rates**

Leads to

- **Provide ownership - 'Records of Rights'**
- **Paving way for Unlocking of potential**
- **Monetization of Rural residential assets**
- **Effective Collateral for Financial Lending Inst.**
- ***OVD for address proof***



Property cards: Recognition & Legal sanctity

- **Title to flow from legal provisions: Acts/ Law/ Rules**
- **Meet all legal requirements:**
 - Lease, Transfer, Sale, Mortgage, enforcement etc.,**
- **Complete particulars of the Property to include:**
 - ✓ **Survey No.**
 - ✓ **Door No.**
 - ✓ **Extent of Area**
 - ✓ **Location (Name of place, village, Tehsil, District etc.,)**
 - ✓ **Demarcation:**
 - Identifiable by boundaries (North, South, East, West)**



Property cards: Recognition & Legal sanctity.....

- **PC issuance to Un-disputed/ Unencumbered**
- **Record of Registration: Avoid duplicate/frauds**
- **Provn. for noting of charge/Mortgage/ Attachment/ Sale created by owner/ court/ authority in favour of any person/ Banks - Stat. of charges**
- **Mutation o/a voluntary Transfer, Sale, Gift, Mortgage or involuntary (succession) be defined for PCs**
- **Creation of Spatial record, Geotagged with Prop. Card enabling identification and avoid prevention of frauds**



Property Cards: Way forward.....

- **Different states / formats, different names**
- **Uniform format of Property Card with Unique ID**
- **Enable technology integration Digital lending - EASE**

- **Engagement with Banks:**
 - **GoI/ RBI : Detailed guidelines to enable Banks/ FIs**
 - **Banks would issue internal guidelines**
 - **Reach-out (sensitize):**
 - ✓ **Meeting with major Banks (PSBs/ Pvt.)**
 - ✓ **Engaging SLBCs, BLCC, Panchayat : Presentation**



Thank you