GOVERNMENT OF KERALA

Revenue (E) Department

NOTIFICATION

G.O.(P)No.203/2025/RD Dated,Thiruvananthapuram,27-05-2025

The Government of Kerala hereby make the following rules further, to amend the Transfer of Registry Rules, 1966, namely:-

Rules

1. *Short title and commencement* .- (1) These rules may be called the 'Transfer of Registry (Amendment) Rules, 2025'.

(2) They shall come into force at once.

2. Amendment of the Rules. - In the Transfer of Registry Rules, 1966,-

(1) After rule 29, the following rule shall be added, namely:-

"30. Procedure for effecting the transfer of registry in digitally surveyed villages through the Integrated Land Information Management System.-

(1) For the purpose of this rule,

(a) 'auto - mutation' means the automated transfer of registry effected in terms of this rule;

(b) 'digitally prepared pre-mutation sketch' for a land parcel means a sketch prepared and issued in the Integrated Land Information Management System (ILIMS) in a digitally surveyed village,

(i) prior to the registration of any instrument under the Registration Act, 1908 (Central Act 16 of 1908) that involves the transfer of land situated in such village; or

(ii) prior to the transfer of registry of land situated in

such village that does not involve the registration of an instrument as above, as in the case of transfer of land on account of succession including operation of will, land assignment, adverse possession, relinquishment, escheat, vesting of land by virtue of law, takeover of excess land, land acquisition and resumption;

(c) 'digitally surveyed village' means a village where land survey records are prepared based on geo-referenced field survey of land parcels and are duly notified after the 30th of September, 2024 under section 13 of the Kerala Survey and Boundaries Act, 1961 under the Digital Survey Mission;

(d) 'Integrated Land Information Management System' (ILIMS) means the single- window, web-based digital system in the '*Ente Bhoomi*' portal that seamlessly integrates the services of the Departments of Land Revenue, Survey and Land Records and Registration pertaining to land transactions; and

(e)'*Thandaper* account details' means land account details of a land holder as per village records certified by the Village Officer concerned .

(2) In all cases of transfer of land situated within a digitally surveyed village, irrespective of whether the proposed transfer involves the creation of sub-divisions or not, a digitally prepared pre - mutation sketch incorporating *thandaper* account details issued in the Integrated Land Information Management System (ILIMS) is mandatory for the transfer of registry of land.

(3) In respect of transfer of land situated within a digitally surveyed village,

(i) before registering a document or sale certificate or decree and transfer of registry, the concerned transferor (or the transferee duly authorized by such transferor) or purchaser or decree holder, as the case may be; and
(ii) before transfer of registry in the case of transfers on account of succession including operation of will or land

assignment or an order earned under rule 28 of these rules proving adverse possession, the successor concerned or assignee or claimant as the case may be; and

(iii) before transfer of registry in the case of transfers on account of any of the following, namely, relinquishment, escheat, vesting of land by virtue of law, takeover of excess land, land acquisition and resumption, the authority concerned as the case may be;

shall, in all cases, irrespective of whether the proposed transfer involves the creation of sub- divisions or not, apply online in the Integrated Land Information Management System (ILIMS), in Form IC or Form ID or Form IE as applicable, declaring the requisite details of the proposed transfer for the issue of a digitally prepared pre-mutation sketch(incorporating *thandaper* account details) and for transfer of registry. The sketch will be prepared by a Surveyor of the Department of Survey and Land Records and approved by its Head Surveyor and the *thandaper* account details will be approved by the Village Officer concerned. The party or parties thereof shall also record their consent online for the transfer of registry.

(4) On receipt of an online application under sub-rule (3) in the Integrated Land Information Management System, the Village Officer concerned shall summarily verify the declaration made therein and cause the verification of possession of the transferor. Thereafter, if there are no apparent impediments to the proposed transfer of land as made out from the declaration and the village records, the Village Officer shall provide the *thandaper* account details to be incorporated in the digital pre-mutation sketch within 4 working days from the date of receipt of the application. If the application is defective, stating the defects including those with respect to possession and other impediments, the Village Officer may return the application to the applicant for curing the defects. In such cases, the applicant may re-submit the application, after curing the defects. Rejection shall only be on valid grounds and are to be recorded online and intimated to the applicant. In case of rejection, the applicant may file an online appeal in the ILIMS within 10 days of such rejection before the Tahsildhar (Land Records) having

jurisdiction. The decision of the appellate authority thereon, shall be final.

(5) On receipt of an online application under sub-rule (3), in the Integrated Land Information Management System, the Surveyor of the Department of Survey and Land Records, shall verify the possession of the transferor and inspect the site in all cases of proposed transfers involving the creation of sub-divisions. If there is no apparent detriment to Government interest on land, the Surveyor shall digitally prepare the pre-mutation sketch for approval by the Head Surveyor within 4 working days from the date of receipt of the application. If the application is defective, stating the defects, the Head Surveyor may return the application to the applicant for curing the defects. In such cases, the applicant may re-submit the application, after curing the defects. Rejection shall only be on valid grounds and are to be recorded online and intimated to the applicant. In case of rejection, the applicant may file an online appeal in the ILIMS within 10 days of such rejection before the Survey Superintendent authorised by the Department of Survey and Land Records. The decision of the appellate authority thereon, shall be final.

(6) A digitally prepared pre-mutation sketch incorporating *thandaper* account details can be issued only with the online approval of both the Village Officer and the Head Surveyor in the ILIMS.

(7) A digitally prepared pre-mutation sketch incorporating *thandaper* account details shall be issued only when the proposed transfer of land is apparently not to the detriment of any of the following, as revealed from the declaration of the party or parties to the transfer and the village records: (a) Government interest on land, (b) the legal protection available to members of Scheduled Tribes, (c) order of any court restraining alienation, (d) prohibition in the original registered document against alienation of the property by the transferor or his predecessors-in- interest, (e) restriction on alienation of land laid down in any of the enactments including those pertaining to members of Scheduled Tribes, land assignment, land conservancy, land acquisition and land reforms, (f) principles of

the relevant laws of succession and (g) the rights of persons guaranteed under the National Trust for the Welfare of Persons with Autism, Cerebral Palsy, Mental Retardation and Multiple Disabilities Act, 1999 (Central Act 44 of 1999).

(8) After the registration of documents through the ILIMS based on a digitally prepared pre-mutation sketch incorporating *thandaper* account details, notwithstanding anything contained in rule 3, 4, 5, 6, 7 and 8 of Transfer of Registry Rules 1966 , automated transfer of registry (auto-mutation) in the ILIMS will be effected in case of voluntary transfer of title (including those of sale, gift, settlement of an absolute nature devoid of conditions, partition, release and exchange) and transfers by decrees of Civil Courts or Revenue sales which are uncontested and not requiring enquiry. The registering officer of the registration department, in the case of settlement documents executed with conditions that forbid immediate transfer of registry, shall route them to follow the conventional mutation process in ILIMS instead of auto-mutation.

(9) In the case of transfer of registry of land situated in a digitally surveyed village that does not involve the registration of an instrument as above, as in the case of transfer of land on account of succession including operation of will, land assignment, adverse possession, relinquishment, escheat, vesting of land by virtue of law, takeover of excess land, land acquisition and resumption, conventional mutation process in ILIMS will be followed. In the case of contested and uncontested cases of any nature requiring enquiry, transfers due to succession including the operation of will and adverse possession, the enquiry procedure laid down in rules 9, 10, 11, 14, 27 and 28 of Transfer of Registry Rules 1966 as applicable shall be followed and decided. Thereafter, transfer of registry following the conventional mutation process will be effected in ILIMS.

(10) Notwithstanding anything contained in sub-rule (8), in case of land parcels involving land record maintenance (LRM) complaints filed online in ILIMS after digital survey, instead of auto-mutation only the conventional mutation process will be followed in ILIMS.

(11) In cases of land transfer where it is not possible to effect sub-division on the ground, if the document is registered jointly in favour of the transferees, the transfer of registry may be done jointly in the names of the transferees based on a digitally prepared pre-mutation sketch incorporating *thandaper* account details without the creation of sub-divisions.

(12) In the ILIMS, for the registration of documents and transfer of registry of apartments (residential flats) or shops and establishments involving undivided share of land, a digitally prepared pre-mutation sketch incorporating thandaper account details (as in vogue from time to time) without the creation of sub-divisions based on undivided share of land of such apartments (residential flats) and such shops and establishments, will be used.

(13) When lands involved in a transaction are situated in more than one village and where one of them is a digitally surveyed village and the other is not, separate documents for registration (one document for the digitally surveyed village through ILIMS and the other document for the non - digitally surveyed village in the conventional manner) may be prepared for the two types of villages by the party or parties to the transfer. Alternatively, where a single document is preferred, the parties may apply under sub-rule (3) in the ILIMS for the issue of a digitally prepared pre-mutation sketch incorporating *thandaper* account details in the digitally surveyed village and proceed to register the document with the registering officer concerned linked to the ILIMS. Where such a single document is preferred and so registered through the ILIMS, while transfer of registry of lands situated in the digitally surveyed village will be done in the ILIMS, the details pertaining to the transfer of registry of lands situated in the village which has not been digitally surveyed will be passed on by the ILIMS to such village for the transfer of registry in the conventional manner outside the ILIMS.

(14) An appeal against an automated transfer of registry (auto-mutation) under this rule shall vest with the Tahsildar, as if, the automated transfer of registry is an order passed by the Village Officer concerned. All appeals against transfers of

registry (automated or otherwise) under this rule, shall be dealt with as per the relevant provisions in rules 18, 19, 20 and 21 of Transfer of Registry Rules 1966. Decisions thereupon, shall be reflected in the ILIMS.

(15) Rule 16 of Transfer of Registry Rules 1966 will apply to all transfers of registry made under rule 30.

(16) Periodical reports on transfer of registry in the village records in digitally surveyed villages shall be generated from the ILIMS.**"**

(2) After 'Form IB' appended to these Rules, the following Forms shall be added, namely,

"Form IC
[see Rule 30, sub-rule (3) clause (i)]

Online application in the Integrated Land Information Management System (ILIMS), for the issue of a digitally prepared pre-mutation sketch incorporating thandaper account details and for transfer of registry in the case of a document or sale certificate or decree

I. Details of land for the proposed transfer

1. District
2. Taluk
3. Village
4. *Thandaper* no. of the land proposed to be transacted
5. Name of the owner/owners of the above land
6. Whether land belongs to a member of a Scheduled Caste or Scheduled Tribe
7. Address of the owner / owners
8. Area (in Ha.)
9. Previous Block No., Resurvey / Survey No., Sub-division No.
10. Digital Block No.
11. Digital Survey No.
12. Type of land (tharam)
13. *Additional details to be provided in case of apartments*

(residential flats), shops and commercial establishments involving Undivided Share (UDS) of land: (a) Name of the Thandaper holder, (b) Name of the Complex, (c) Flat / Room No., (d) Undivided Share of Land:.....('in square metres' or 'as a ratio of total shares') and (e) Details of share in common amenities including parking (to be recorded)

II. Details of the transferee (buyer) and the details of the proposed transfer

1. Name of persons or organizations buying / purchasing the land:
2. In case of individuals, whether he /she is a member of a Scheduled Caste or Scheduled Tribe:
3. Address of the transferee / buyer
4. Aadhaar No.
5. Mobile No.
6. Nature of the proposed transfer: Sale deed / Conveyance Deed / Gift Deed / Exchange Deed / Partition Deed / Settlement Deed (absolute, devoid of conditions) / Settlement Deed (with conditions) / Release to co-owner deed / Court Decree / Sale Certificate, etc.
7. Area of land proposed to be transferred (in Ha.)
8. Previous Block No., Resurvey / Survey No., Sub-division No.
9. Digital Block No.
10. Digital Survey No.
11. Boundaries

North
South
East
West

12. Additional details to be provided in case of apartments (residential flats), shops and commercial establishments involving Undivided Share (UDS) of land: (a) Name of the Thandaper holder, (b) Name of the Complex, (c) Flat / Room No., (d) Undivided Share of Land:.....('in square metres' or 'as a ratio of total shares') and (e) Details of

share in common amenities including parking (to be recorded)

III. Declaration of the transferee

A. As the transferee in this proposed transfer, aware of the legal principle of 'buyer-beware', I have exercised the following checks and I declare that the transfer of land is not in detriment of any of the following: -

(a) Government interest on land (the said land not being Government land, excess land, lands vested in the Government, forest land, enemy property, etc.);

(b) the legal protection available to members of the Scheduled Tribes;

(c) any prohibition in the original registered document against alienation of the property by the transferor or his predecessors-in-interest;

(d) order of any court restraining alienation, court attachment;

(e) restrictions on alienation laid down in any of the enactments (including those pertaining to Scheduled Tribes, land assignment, land conservancy, land acquisition and land reforms);

(f) principles of the relevant laws of succession; and

(g) the rights of persons guaranteed under the National Trust for the Welfare of Persons with Autism, Cerebral Palsy, Mental Retardation and Multiple Disabilities Act, 1999 (Central Act 44 of 1999).

B. I have verified that the actual possession of the land proposed to be transferred is with the transferor.

C. With respect to the said land and property proposed to be transferred, I am fully aware of (1) the arrears of land revenue and other Government dues due on the said land and property,

(2) the pledging of the property for loans by the transferor or his predecessors-in- interest and (3) the attachment of the property by Government, including revenue recovery attachment.

I .....(name)..... son/daughter of……residing at....., the transferee / Purchaser / Decree Holder, in the proposed transfer, hereby declare that the details furnished above are true and complete and that I have convinced myself that I am buying the right property from the right person (as applicable). I am also fully aware that I am liable for legal action and its consequences for furnishing information that is false. I also indemnify the officials acting in good faith upon the information furnished by me as above in the ILIMS.

Date : Signature of the Transferee/ Purchaser / Decree Holder

Place : (Due authorisation of the Transferee by the Transferor shall be available online for verification in the case of documents)

IV. Consent for transfer of registry

I / we ..... (name).....son/daughter of.....residing at....., hereby record my /our consent for the transfer of registry in revenue records, through the ILIMS, following the actual transfer.

Date : Signature of the Transferee

Place :

Date : Signature of the Transferor

Place :”

Form ID

[see Rule 30, sub-rule (3) clause (ii)]

Online application in the Integrated Land Information Management System (ILIMS), for the issue of a digitally prepared pre-mutation sketch incorporating thandaper account details and for transfer of registry in the case of transfers on account of succession (including operation of will) or land assignment or adverse possession

I. Details of land for the proposed transfer

1. District
2. Taluk
3. Village
4 . *Thandaper* no., if any, of the land proposed to be transacted
5. Whether puramboke or tharisu or registered land
6.Name of the owner/owners of the above land
7.Whether land belongs to a member of a Scheduled Caste or Scheduled Tribe
8. Address of the owner / owners
9. Area (in Ha.)
10. Previous Block No., Resurvey / Survey No., Sub-division No.
11. Digital Block No.
12. Digital Survey No.
13. Type of land (*tharam*)
14. *Additional details to be provided in case of apartments (residential flats), shops and commercial establishments involving Undivided Share (UDS) of land: (a) Name of the Thandaper holder, (b) Name of the Complex, (c) Flat / Room No., (d) Undivided Share of Land:.....('in square metres' or 'as a ratio of total shares') and (e) Details of share in common amenities including parking (to be recorded)*

II. Details of the transferor and the details of the proposed transfer

1. Name of the testator in case of a will / Name of the

predecessor in case of non-testamentatory succession / Name of the predecessor in case of adverse possession / the Assigning Authority in case of Government land assigment on registry :

2. No. and year of will in case of registered will or Proceedings of the Village Officer in case of succession / Order under Rule 28 in case of Adverse Possession/ Pattah No. and date in case of Government land assigned on registry *: [Enter details and upload the relevant papers - e.g. Will, Death Certificate, List Certificate, Order on Adverse Possession / Pattah]*

3. In case, transferor is an individual, whether he /she is a member of a Scheduled Caste or Scheduled Tribe:

4. Area of land proposed to be transferred (in Ha.)

5. Previous Block No., Resurvey / Survey No., Sub-division No.

6. Digital Block No.

7. Digital Survey No.

8. Boundaries

North
South
East
West

9. Additional details to be provided in case of apartments (residential flats), shops and commercial establishments involving Undivided Share (UDS) of land: (a) Name of the Thandaper holder, (b) Name of the Complex, (c) Flat / Room No., (d) Undivided Share of Land:.....('in square metres' or 'as a ratio of total shares') and (e) Details of share in common amenities including parking (to be recorded)

III. Details of the successor or assignee or claimant and the details of the proposed transfer

1. Name and address of the successor / assignee / claimant

2. In case of individuals, whether he /she is a member of a Scheduled Caste or Scheduled Tribe:

3. Aadhaar No.

4. Mobile No.
5. Nature of the proposed transfer: Non-testamentatory succession / Deed of registered Will / un-registered will/ Pattayam / Purchase certificate under the KLR Act of 1963 / Adverse Possession, etc.

IV. Declaration of the successor or assignee or claimant

A. I have exercised the following checks and I declare that the transfer of land is not in detriment of any of the following: -

(a) Government interest on land (after succession / assignment / adverse possession)
(b) the legal protection available to members of the Scheduled Tribes;
(c) any prohibition in the original registered document against alienation of the property by the transferor or his predecessors-in-interest;
(d) order of any court restraining alienation, court attachment;
(e) restrictions on alienation laid down in any of the enactments (including those pertaining to Scheduled Tribes, land assignment, land conservancy, land acquisition and land reforms);
(f) principles of the relevant laws of succession; and
(g) the rights of persons guaranteed under the National Trust for the Welfare of Persons with Autism, Cerebral Palsy, Mental Retardation and Multiple Disabilities Act, 1999 (Central Act 44 of 1999).

B. With respect to the said land and property proposed to be transferred, I am fully aware of (1) the arrears of land revenue and other Government dues due on the said land and property, (2) the pledging of the property for loans by the transferor or his predecessors-in-interest and (3) the attachment of the property by Government, including revenue recovery attachment.

I .....(name)..... son/daughter of.....residing at....., successor / assignee / claimant in the proposed transfer, hereby declare that the details furnished above are true and complete. I am also fully aware

that I am liable for legal action and its consequences for furnishing information that is false. I also indemnify the officials acting in good faith upon the information furnished by me as above in the ILIMS.

Date : Signature of the successor / assignee / claimant
Place :

V. Consent for transfer of registry

I / we ..... (name).....son/daughter..... of ..... / Office of .....residing at....., hereby record my /our consent for the transfer of registry in revenue records, through the ILIMS, following the actual transfer.

Date : Signature of the the successor / assignee / claimant
Place :

Form IE

***[see Rule 30, sub-rule (3) clause* (iii)]**

Online application in the Integrated Land Information Management System (ILIMS), for the issue of a digitally prepared pre-mutation sketch incorporating thandaper account details and for transfer of registry in the case of transfers on account of any of the following, namely, relinquishment, escheat, vesting of land by virtue of law, takeover of excess land, land acquisition and resumption.

I. Details of land in the transfer

1. District
2. Taluk
3. Village
4 . *Thandaper* no., if any, of the land involved in the transaction.
5. Whether puramboke or tharisu or registered land
6.Name of the owner/owners of the above land

7.Whether land belongs to a member of a Scheduled Caste or Scheduled Tribe
8. Address of the owner / owners
9. Area (in Ha.)
10. Previous Block No., Resurvey / Survey No., Sub-division No.
11. Digital Block No.
12. Digital Survey No.
13. Type of land (*tharam*)
1 4 . *Additional details to be provided in case of apartments (residential flats), shops and commercial establishments involving Undivided Share (UDS) of land: (a) Name of the Thandaper holder, (b) Name of the Complex, (c) Flat / Room No., (d) Undivided Share of Land:.....('in square metres' or 'as a ratio of total shares') and (e) Details of share in common amenities including parking (to be recorded)*

II. Details of the transferor and the details of the proposed transfer

1. Name of the transferor (relinquisher / person who has died intestate – escheat / vesting of land by virtue of law e.g. enemy property, EFL, PHED - KWA, Ports - KMB / Declarant or Assessee in case of excess land / Land owner land in case of acquisition and resumption)
2. Order of the competent authority in case of relinquishment, escheat, vesting of land by virtue of law, takeover of excess land, land acquisition and resumption [Upload the Order]
3. In case, transferor is an individual, whether he /she is a member of a Scheduled Caste or Scheduled Tribe:
5. Area of land proposed to be transferred (in Ha)
6. Previous Block No., Resurvey / Survey No., Sub-division No.
7. Digital Block No.
8. Digital Survey No.
9. Boundaries

North
South

East
West

10. Additional details to be provided in case of apartments (residential flats), shops and commercial establishments involving Undivided Share (UDS) of land: (a) Name of the Thandaper holder, (b) Name of the Complex, (c) Flat / Room No., (d) Undivided Share of Land:.....('in square metres' or 'as a ratio of total shares') and (e) Details of share in common amenities including parking (to be recorded)

III. Details of the transferee (Concerned Authority) and the details of the proposed transfer

Name and address of the transferee: (Relinquishee – Government; Escheat – Government; Vesting of land by virtue of law – concerned agency under the Government; Takeover of excess land – Government; Land acquisition – Requisitioning Agency; Resumption - Government)

IV. Declaration of the transferee (Authority Concerned)

A. I have exercised the following checks and I declare that the transfer of land is not in detriment of any of the following: -

(a) Government interest on land
(b) order of any court restraining alienation / transfer, court attachment;
(c) principles of the relevant laws of succession; and
(d) the rights of persons guaranteed under the National Trust for the Welfare of Persons with Autism, Cerebral Palsy, Mental Retardation and Multiple Disabilities Act, 1999 (Central Act 44 of 1999).

B. With respect to the said land and property proposed to be transferred, I am fully aware of (1) the arrears of land revenue and other Government dues due on the said land and property, (2) the pledging of the property for loans by the transferor or his predecessors-in-interest and (3) the attachment of the property by Government, including revenue recovery attachment.

I .....(name)..... son/daughter of.....residing at.....serving as .....(designation).....(under Government / any other) the transferee in the proposed transfer, hereby declare that the details furnished above are true and complete. I am also fully aware that I am liable for legal action and its consequences for furnishing information that is false. I also indemnify the officials acting in good faith upon the information furnished by me as above in the ILIMS.

Date : Signature of the Transferee (Concerned Authority)
Place :

V. Consent for transfer of registry

I ..... (name and designation), son/daughter of..... / Office of ..... residing at....., hereby record my consent for the transfer of registry in revenue records, through the ILIMS, following the actual transfer.

Date : Signature of the Transferee (Concerned Authority)
Place:

TINKU BISWAL

PRINCIPAL SECRETARY

Explanatory Note

(This does not form part of this notification, but is intended to indicate its general purport.)

The *Integrated Land Information Management System (ILIMS) i*s a single-window, web-based digital system in the '*Ente Bhoomi*' portal that seamlessly integrates the land related services of the Departments of Land Revenue, Survey and Land Records and Registration. Digital Survey records are being prepared and notified across the State. The ILIMS will be implemented in digitally surveyed villages where digital survey records have come into effect under the provisions of section 13 of the Kerala Survey and Boundaries Act, 1961. A digitally prepared pre-mutation sketch incorporating *thandaper* account details is mandatory for the registration of any instrument under the Registration Act, 1908 (Central Act 16 of 1908) that involves the transfer of land situated in a digitally surveyed village as per rule 30 C of Registration Rules (Kerala), 1958. Documents pertaining to voluntary transfer of

title, sale certificates and decrees of Courts are registered under the aforesaid Registration Act and Rules. Automated transfer of registry (auto-mutation) following the registration of certain documents by the registering officer is an integral part of ILIMS. Other documents will follow the conventional mutation process in ILIMS. Provisions are also made in ILIMS to cater to transfer of registry of land (that is in cases that do not involve the registration of documents) on account of succession including operation of will, land assignment, adverse possession, relinquishment, escheat, vesting of land by virtue of law, takeover of excess land, land acquisition and resumption. Transfer of Registry of undivided share of land pertaining to apartments (residential flats), shops and establishments is also to be addressed. Procedure for effecting the transfer of registry in digitally surveyed villages through the Integrated Land Information Management System has to be laid down in the Transfer of Registry Rules, 1966. Hence, the Transfer of Registry Rules, 1966, are to be amended to provide for transfer of registry in digitally surveyed villages entirely through the *Integrated Land Information Management System* in the *'Ente Bhoomi*' Portal.

In the above circumstances, the Government have decided to amend the Transfer of Registry Rules, 1966, suitably.

The notification is intended to achieve the above object.
