**Use-case: -** Real Estate (land registry platform)

**Problem Statement:-**

**Challenges in the existing land registry process**

* **The Involvement of middlemen and brokers**
* The increasing number of fraud cases
* **Time Delays**
* Human error/intervention

**Solution :-** To build a platform for land registry

**Step 1: Users register to the platform**

Users who either want to sell or buy properties register to the blockchain land registry platform. They can create the profile on the platform with details like name, government-issued ID proofs and designation. A hash for the identity information submitted by the users gets stored on the blockchain.

**Step 2: Sellers upload the property specifications on the platform**

Sellers can upload properties’ images and documents on the platform and pin the land’s location on the map. The transaction corresponding to the seller’s action of listing the property details is recorded on the blockchain. Once the property’s details are uploaded to the platform, it is made available to all users who have signed up as a buyer.

**Step 3: Buyers request access to the listed property**

A buyer interested in any specific property can send a request to access its specification to the seller. Sellers receive notification for property access requests. They can either deny or accept it by looking at the buyer’s profile.

Buyers can view the previous ownership records of the property and send a request to purchase it and initiate the transfer. Transactions corresponding to the requests made by both sellers and buyers are recorded on the blockchain to ensure authenticity and traceability.

**Step 4: Sellers approve the transfer request and land inspector gets the notification.**

If the seller approves the land ownership transfer request, the land inspector gets the notification to initiate the transfer of property. Smart contracts trigger to provide land documents’ access to the land inspector.

After the land inspector verifies the documents, they schedule the meeting for ownership transfer with buyer and seller. The meeting record is also added to the blockchain to solve property related disputes if occur in the future.

**Step 5: Land Inspector verifies the transaction and initiates the transfer**

Land inspector verifies the documents submitted by buyers and sellers and adds the authenticated records to the blockchain land registry platform. Sellers and buyers sign the property ownership transfer document in front of the land inspector on the land registry platform.

The signed document gets saved in the database and transaction corresponding to it is recorded on the blockchain. The transfer is initiated and smart contracts trigger to send funds to the seller and title’s ownership to a new buyer.

**Step 6: Land Registry Document Validation and Authenticity**

In case of any disputes, any authorized party can upload the signed land registry document on the platform to check its authenticity and validate it.If hash generated after uploading the document is the same as that of the hash created at the time of signing the document, then the document is authenticated and no modifications have been made to the document.