

# Property - Transfer of Ownership

## Objective

Provide Citizen/Employee to Update Owner of an Existing Property. User can update Owner Information and Owner Documents. User has to upload supportive documents. Once the application registered successfully it goes through various phases such as Verification, Field Inspection, Approval and Pay Mutation Fee.

Route - [https://egov-micro-qa.egovernments.org/employee/property-tax/property/PROPERTY\\_ID/TENANT\\_ID](https://egov-micro-qa.egovernments.org/employee/property-tax/property/PROPERTY_ID/TENANT_ID)

## Technical Implementation Details

Users can search for the property and land in the Property Information screen, if the user wants to transfer of ownership.

| Owner Details |                 |                   | VIEW HISTORY           | TRANSFER OWNERSHIP |
|---------------|-----------------|-------------------|------------------------|--------------------|
| Name          | Guardian's Name | Gender            | Type of Ownership      |                    |
| Jagankumar    | e               | MALE              | Single Owner           |                    |
| Mobile No:    | Email           | Special Category  | Correspondence Address |                    |
| 9965664222    | NA              | None of the above | No 1, New cross street |                    |

When user tries to click on Transfer Ownership, a popup comes upfront before navigating to the creation form. This popup tells about documents required to upload in the process so that user can collect those in advance.

This popup data is configurable in MDMS. On clicking Transfer Ownership, a MDMS call is made to get the required document information. This information is passed to the Popup.

#### Required Documents - Transfer of Ownership

|   |               |             |
|---|---------------|-------------|
| <b>Address Proof</b>  |               |             |
| 1. Electricity Bill   | 2. Water Bill | 3. Gas Bill |
| * In case of multiple/institutional Applicant please provide ID of primary or authorized person |               |             |

|   |             |                    |
|---|-------------|--------------------|
| <b>Identity Proof</b>   |             |                    |
| 1. Aadhar Card  | 2. Voter Id | 3. Driving Licence |
| 4. Pan Card   |             |                    |
| * In case of multiple/institutional Applicant please provide ID of primary or authorized person |             |                    |

|   |                                    |                      |
|---|------------------------------------|----------------------|
| <b>Registration Proof</b>   |                                    |                      |
| 1. Sale Deed  | 2. Gift Deed                       | 3. Patta Certificate |
| 4. Registered Will Deed   | 5. Partition Deed                  | 6. Court Decree      |
| 7. Property Auction   | 8. Succession or Death Certificate | 9. Family Settlement |
| 10. Unregistered will Deed  |                                    |                      |
| * In case of multiple Registration please provide Registration Proof for all Registration |                                    |                      |

|   |                         |                            |
|---|-------------------------|----------------------------|
| <b>Special Category Proof</b>   |                         |                            |
| 1. Service Document   | 2. Handicap Certificate | 3. Below Poverty Line Card |
| 4. Death Certificate  |                         |                            |
| * In case of multiple owners please provide the Special Category Proof of all the Owners (Incase of Special Category) |                         |                            |

[PRINT](#) [TRANSFER OWNERSHIP](#)

A Transfer Ownership button is located at the footer of this popup. User can proceed to fill new Property Mutation application on clicking of this Transfer Ownership button. The code related to this popup is written in apply-document.js file.

<https://github.com/egovernments/frontend/blob/a87e2ffdf7167e65206003f07301f4f66790c3c4/web/rainmaker/dev-packages/egov-pt-dev/src/ui-config/screens/specs/pt-mutation/apply-document.js> and conversion of MDMS to screen config is taken care in <https://github.com/egovernments/frontend/blob/d97c0c2cd92fb0dfbe68a048be49193c1e988232/web/rainmaker/dev-packages/egov-pt-dev/src/ui-config/screens/specs/pt-mutation/requiredDocuments/reqDocs.js>

Here only MDMS data is converted to screen config with print and apply functionalities.

All the Config and its functionality are in <https://github.com/egovernments/frontend/blob/d97c0c2cd92fb0dfbe68a048be49193c1e988232/web/rainmaker/dev-packages/egov-pt-dev/src/ui-config/screens/specs/pt-mutation/requiredDocuments> path.

For more information about MDMS document is available in [Property Mutation Document MDMS configuration](#)

Create New Property Mutation application divided into three forms. The configuration related to all these forms are written in apply.js file.

<https://github.com/egovernments/frontend/blob/5c6a33322c41364bf709ed9b0c1b94a65caec072/web/rainmaker/dev-packages/egov-pt-dev/src/ui-config/screens/specs/pt-mutation/apply.js>

## Transfer Details

Transfer Details is the first step. It has a four card which gets Information about the New Owner Details, Mutation Details and Registration Details. Its first card shows about the Property Current Owner.

<https://github.com/egovernments/frontend/blob/80c5bff5b0869ba44f1626fab4a5a6133afa558/web/rainmaker/dev-packages/egov-pt-dev/src/ui-config/screens/specs/pt-mutation/applyResourceMutation/transfereeDetails.js>

Transfer of Ownership

Unique Property ID: PB-PT-2020-04-13-004756

1

2

3

Transfer Details

Document Upload

Summary

Transferor Details

Name

Jagankumar

Guardian's Name

e

Gender

MALE

Type of Ownership

Single Owner

Mobile No:

8965664222

Email

NA

Special Category

NONE

Correspondence Address

No 1, New cross street

Transferee Details

Ownership Type \*

Select Ownership Type

Name \*

Enter Name

Mobile No. \*

Enter Mobile No.

Relationship with Guardian \*

Select Relationship with Guardian

Special Applicant Category \*

Select Special Applicant Category

Gender \*

☐ Male ☐ Female ☐ Transgender

Guardian's Name \*

Enter Guardian's Name

Email

Enter Email

correspondence address \*

Enter Correspondence Address

NEXT STEP >

## Mutation Details

Mutation details are the second card where user has to fill all the required details related to property pending court cases.

<https://github.com/egovernments/frontend/blob/80c5bff5b0869ba44f1626fab4a5a6133afa558/web/rainmaker/dev-packages/egov-pt-dev/src/ui-config/screens/specs/pt-mutation/applyResourceMutation/mutationDetails.js>

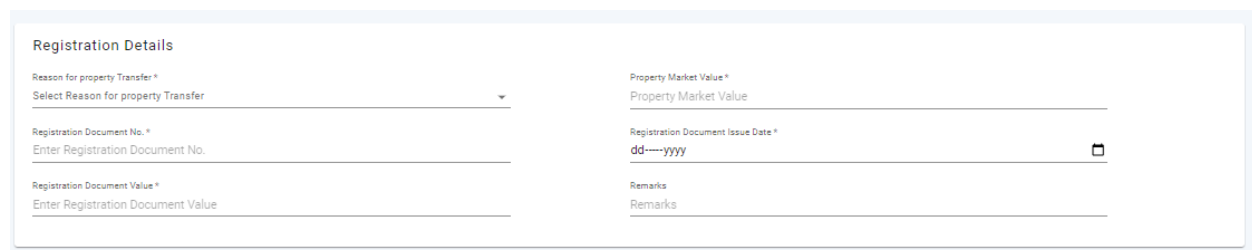


The screenshot shows a form titled "Mutation Details". It contains two sections of radio buttons for yes/no answers. The first section is "Is Mutation Pending in Court? \*" with "Yes" and "No" options. The second section is "Is Property or part of property under state/central government acquisition? \*" with "yes" and "No" options. To the right, there are two text input fields: "Detail of Court Case" with the placeholder "Enter Detail of Court Case" and "Detail of government acquisition" with the placeholder "Enter Detail of Govt. Acquisition".

## Registration Details

Registration details are the third card where user has to fill all the required details related to property registration type and value etc.

<https://github.com/egovernments/frontend/blob/17a8ece5cfae9e21f9b8fbfa37ad0f2c3983bfb9/web/rainmaker/dev-packages/egov-pt-dev/src/ui-config/screens/specs/pt-mutation/applyResourceMutation/registrationDetails.js>



The screenshot shows a form titled "Registration Details". It contains four input fields arranged in a 2x2 grid. The top-left field is a dropdown menu labeled "Reason for property Transfer \*" with the placeholder "Select Reason for property Transfer". The top-right field is a text input labeled "Property Market Value \*" with the placeholder "Property Market Value". The bottom-left field is a text input labeled "Registration Document No. \*" with the placeholder "Enter Registration Document No.". The bottom-right field is a date input labeled "Registration Document Issue Date \*" with the placeholder "dd-----yyyy" and a calendar icon. Below the date input is a text area labeled "Remarks" with the placeholder "Remarks".

## Documents

Documents screen is the second step in the process. User can upload all the relevant documents asked while Property Mutation. All the documents are mandatory and it's configurable so that it can be made mandatory or optional as per requirement. Below file holds the entire required configuration for this screen.

<https://github.com/egovernments/frontend/blob/17a8ece5cfae9e21f9b8fbfa37ad0f2c3983bfb9/web/rainmaker/dev-packages/egov-pt-dev/src/ui-config/screens/specs/pt-mutation/applyResourceMutation/mutationDocuments.js>

MDMS configuration about Mutation Documents are Explained in [Property Tax Document MDMS configuration](#)

Transfer of Ownership Unique Property ID: PB-PT-2020-04-13-004756

Transfer Details Document Upload Summary

Required Documents

Only one file can be uploaded for one document. If multiple files need to be uploaded then please combine all files in a pdf and then upload

OWNER

|   |                      |                                      |             |
|---|----------------------|--------------------------------------|-------------|
| 1 | Address Proof *      | Select Document *<br>Select Document | UPLOAD FILE |
| 2 | Identity Proof *     | Select Document *<br>Select Document | UPLOAD FILE |
| 3 | Registration Proof * | Select Document *<br>Partition Deed  | UPLOAD FILE |

## Summary Screen


After successfully uploading the documents, the next step is summary page. User can see all the information entered. User has options to edit the information of each section. Upon clicking of edit icon user will navigate to respective section with all the data pre-filled.

All the Summary Cards are present in the <https://github.com/egovernments/frontend/blob/17a8ece5cfae9e21f9b8fbfa37ad0f2c3983bfb9/web/rainmaker/dev-packages/egov-pt-dev/src/ui-config/screens/specs/pt-mutation/applyResourceMutation> folder.

<https://github.com/egovernments/frontend/blob/2cb3ad88126fe929aefdedd29a7fa410661b845d/web/rainmaker/dev-packages/egov-pt-dev/src/ui-config/screens/specs/pt-mutation/acknowledgement.js>

Application for Transfer of Ownership

DOWNLOAD | PRINT



**Mutation Application Submitted Successfully**  
A notification regarding Application Submission has been sent to both Transferor and Transferee at registered Mobile No. Please note your application No for future reference.

Application No:  
**PB-MT-107-000013**

GO TO HOME

## Property Mutate API

Once the data is fetched using `/property-services/property/_update` API, the returned data is formatted and dispatched to redux while Updating Property creationReason: "MUTATION" and workflow information as follows

```
workflow = {  
  "businessService": "PT.MUTATION",  
  "tenantId" : tenantId,  
  "action": "OPEN",  
  "moduleName": "PT"  
}
```

API call is made in

<https://github.com/egovernments/frontend/blob/1ad9a9e63a4fdeff20d2939c071e4126928c6542/web/rainmaker/dev-packages/egov-pt-dev/src/ui-config/screens/specs/pt-mutation/applyResource/footer.js>

## For More Information about Property

Once The Application is successfully created for further actions are explained as below.

Search Property is explained in [Search Property Tax](#)

Property Information is explained in [View Property Details](#), [Transfer Ownership](#) and [View History](#)

Property Application approval is explained in [Property and Mutation Workflow](#)

### API Call Role Action Mapping

| S.No. | API                                 | Action id | Roles  |
|-------|-------------------------------------|-----------|--|
| 1     | /localization/messages/v1/_search   | 1531      | SUPERUSER,EMPLOYEE,CITIZEN,GRO,DGRO,                           |
| 2     | /property-services/property/_search | 1897      | CITIZEN,PT_CEMP,PT_DOC_VERIFIER,PT_FIELD_INSPECTOR,PT_APPROVER |
| 3     | /filestore/v1/files/url             | 1528      | SUPERUSER,EMPLOYEE,CITIZEN,GRO,DGRO,                           |
| 4     | /property-services/property/_update | 1896      | CITIZEN,PT_CEMP,PT_DOC_VERIFIER,PT_FIELD_INSPECTOR,PT_APPROVER |