



THE ASSAM GAZETTE

অসাধাৰণ

EXTRAORDINARY

প্ৰাপ্ত কৰ্তৃত্ব দ্বাৰা প্ৰকাশিত

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GOVERNMENT OF ASSAM
ORDERS BY THE GOVERNOR
REVENUE & DISASTER MANAGEMENT DEPARTMENT

REFORMS BRANCH

NOTIFICATION

The 12th February, 2026

Ecf No. 741229/I/1437009/2026.- Whereas the Aadhaar Authentication for Good Governance (Social Welfare, Innovation, Knowledge) Rules, 2020 permit voluntary Aadhaar authentication by Government departments to promote good governance, ease of living and better access to public services;

And whereas the Government of Assam, in the interest of public service and for strengthening identity assurance, transparency and time-bound delivery of land governance services, proposes to operationalise *Aadhaar-linked Notification Service (ALNS)* as a voluntary, paperless digital identity verification mechanism to ensure accurate stakeholder identification, reliable electronic service of statutory communications and improved delivery of land-governance related services;

Therefore, in pursuance of rule 5 read with rule 3 of the Aadhaar Authentication for Good Governance (Social Welfare, Innovation, Knowledge) Rules, 2020, the following online service is hereby notified:

Service Name: Aadhaar-linked Notification Service (ALNS)

AADHAAR-linked Notification Service (ALNS) establishes a paperless, Aadhaar-enabled identity layer for land administration to eliminate non-uniform pattadar records, reduce delays in statutory communication, and ensure a verified registry of all parties linked to a land parcel.

Applying for this service constitutes voluntary and explicit consent for Aadhaar e-KYC or OTP authentication, seeding identity with the corresponding land parcel, and secure use of such data solely for land-governance service delivery.

ALNS enables Aadhaar-based digital authentication of pattadars and other legitimate stakeholders, ensuring an authoritative linkage of each property to its rightful stakeholders and supporting automated e-notices, acknowledgements, objections, and a tamper-proof digital audit trail for mutation, partition, conversion, NOC, and similar proceedings.

Under this service, Aadhaar-verified pattadar details are seeded into the Record of Rights (RoR), while legitimate non-RoR stakeholders are enrolled in the Interested Parties Vault (IPV) to receive alerts on all parcel-related case events. All system-driven statutory actions generate authenticated digital service of notices through SMS, WhatsApp or Email and remain traceable through a secure audit log to ensure legal accountability.

Non-enrolment under Aadhaar-linked Notification Service shall not result in denial or delay of any land-governance service, which shall continue to be available through existing processes.

Therefore, in pursuance of rule 5 read with rule 3 of the Aadhaar Authentication for Good Governance (Social Welfare, Innovation, Knowledge) Rules, 2020, and in conformity with Circular No. 4 of 2025 issued by the Unique Identification Authority of India on 18 March 2025, and Section 3(1) of the IT Act, 2000 regarding validity of electronic records and digital signatures, and the Assam RTPS Act, 2012 governing statutory delivery of public services, this service will enable Aadhaar-verified linkage for every parcel, real-time e-communication for cases, online objections and speaking orders, reduced adjournment and dispute load, and measurable improvements in RTPS/RCCMS compliance with faster processing and “One-Minute Compliance” wherever possible.

Eligibility Criteria:

1. Pattadars who are not registered and seeded in RoR.
2. Interested parties w.r.t land parcels in the RoR.

Definitions:

1. Interested Party: Any person other than a recorded pattadar, who has a legitimate and demonstrable interest in a land parcel or in proceedings relating to such land, including but not limited to co-sharers, legal heirs, transferees, encumbrance holders, applicants in pending cases, or any person whose rights or interests may be affected by an order passed in relation to the land. It will be applicable for:

- a. co-pattadars;
- b. legal heirs, whether declared or under consideration;
- c. transferees or purchasers under a registered instrument or an instrument under registration;
- d. applicants in pending mutation, partition, conversion or similar proceedings;

- e. persons in possession having a recorded or legally cognisable claim;
- f. parties to pending court proceedings relating to the land parcel;
- g. banks, financial institutions or other charge-holders having a recorded mortgage, encumbrance or security interest;
- h. Government departments, statutory authorities or public bodies having a notified, leased or otherwise recorded interest; and
- i. such other persons or entities whose recorded or legally recognisable interest may be affected by the proceedings.

2. Interested Party Vault (IPV): A secure digital registry maintained within the land-records system (Dharitree/ILRMS) for recording and managing the details of Interested Parties linked to a specific land parcel, for the limited purpose of enabling authenticated statutory communication, service of notices, acknowledgements and case-related alerts in land-governance proceedings.

Procedural Steps:

1. The applications will be submitted online along with the required documents by self or through PFC/CSC (<https://basundhara.assam.gov.in>)
2. Before submitting the online application form, the applicant needs to complete the e-KYC process through Aadhaar on voluntary basis.
3. Upon registration/submission of application, the application shall be registered and securely routed to the Interested Party Vault (IPV).
4. Applications in which the applicant has identified himself as a "Pattadar" shall thereafter be placed in the account of the Land Records Assistant (LRA) for verification.
5. The Land Records Assistant (LRA) shall verify the Record of Rights and submit a verification report to the Circle Officer for further action.
6. The Circle Officer reviews the verification report and seeds the verified Pattadar in the land records, where statutory records match the facts.
7. The system will issue automated alerts to the seeded Pattadars regarding any revenue service process.
8. Automated e-notices will be generated to co-Pattadars and interested parties, through RCCMS Workflow.
9. The Circle Officer issues a role-based, digitally signed order, and the system maintains the complete digital audit trail.
10. The system sends electronic acknowledgements to the applicant, who remains digitally connected to all future events concerning the associated land parcel.

Documents to be uploaded with Application:

NIL

Timeline: 15 (Fifteen) working days.

User Fees: Nil

Citizen Charter: Annexure- I

LAMCHONGHOI SWEETY CHANGSAN,
Additional Chief Secretary to the Government of Assam,
Revenue & Disaster Management Department.

Annexure-I**Citizen Charter**

Service	Aadhaar-linked Notification Service (ALNS)
Eligibility	1. Pattadars who are not registered and seeded in RoR. 2. Interested parties with respect to land parcels in the RoR.
Documents required	Relevant documents to establish interest
Timeline (in days)	15 days for seeding as Co-Pattadar Instantaneous for other Interested Parties
Workflow	LRA → CO to be seeded as Pattadar Self-Service for seeding as an Interested Party
Appellate Authority	Director, Land Records & Surveys, etc., Assam
Fees (in Rs.)	1. Nil charges for the Pattadar/Co-Pattadars 2. Rs. 3000 as service fee for the other Interested Parties for the WhatsApp/ SMS charges (To be topped up subsequently based on the volume of notifications)