

# The role of new registration processes in issuing of ownership document

El papel de los nuevos procesos de registro en la emisión del documento de propiedad  
O papel dos novos processos de registro na emissão de documentos de propriedade

Recibido: 9 de abril de 2017. Aceptado: 30 de mayo de 2017

Escrito por:

Shahraam Ariyan<sup>56</sup>  
Jamshid Mehrasa<sup>57</sup>

## Abstract

In different societies, the advancement and growth of countries in all economic, industrial, cultural, etc. areas has been directly related to the extent of development in the field of modern communication technologies, and therefore countries are on the path to the development of these modern sciences, and new scientific technologies all aspects of life of the individual and social, has set a record of popular influence.

One of the most sophisticated systems in the world is the registration system of each country, which is based on legal requirements and legal obligations, and plays an essential role in legal health and judicial stability. What is of great importance in the organization of registration of documents and real estate, which itself is a subdivision of the judiciary, is the registration of the rights of individuals and their property, and the registration organization from the traditional system to the new system of cadastre with interest the acquisition of advanced equipment and is undergoing tremendous transformation in this organization and operation of the cadastre area, issuance of property documents for the cadastre of land and property, the issuance and development of electronic signatures, the launch of an electronic inquiry system Register and E-commerce Real Estate Transactions, Setting Up and Enforcement of Electronic Registration System ( Immediate ) Effect New registration registrations.

**Keywords:** New registration, Traditional registration, Cadastre, Single leaf document, Instant registration

## Resumen

En diferentes sociedades, el avance y crecimiento de países en todas las áreas económicas, industriales, culturales, etc., se ha relacionado directamente con el grado de desarrollo en el campo de las tecnologías modernas de comunicación, y por lo tanto, los países están en el camino hacia el desarrollo de estos las ciencias modernas y las nuevas tecnologías científicas, todos los aspectos de la vida de los individuos y las redes sociales, han establecido un récord de influencia popular.

Uno de los sistemas más sofisticados del mundo es el sistema de registro de cada país, que se basa en requisitos legales y obligaciones legales, y desempeña un papel esencial en la salud legal y la estabilidad judicial. Lo que es de gran importancia en la organización del registro de documentos y bienes inmuebles, que a su vez es una subdivisión de la judicatura, es el registro de los derechos de las personas y sus bienes, y la organización de registro del sistema tradicional al nuevo sistema de Catastro con interés en la adquisición de equipos avanzados y está experimentando una tremenda transformación en esta organización y operación del área de catastro, emisión de documentos de propiedad para el catastro de tierras y propiedades, la emisión y desarrollo de firmas electrónicas, el lanzamiento de un sistema de consulta electrónica Registro y comercio electrónico Transacciones inmobiliarias, establecimiento y aplicación del sistema electrónico de registro Efecto (inmediato) → Nuevos registros de registro.

**Palabras clave:** Nuevo registro, Registro tradicional, Catastro, Documento de hoja única, Registro instantáneo.

<sup>56</sup> Faculty member, Department of law , semnan Branch , Islamic Azad University, Semnan , Iran

<sup>57</sup> Ph.D student private law , Department of law , semnan Branch , Islamic Azad University, Semnan , Iran





## Resumo

Em diferentes sociedades, o avanço e crescimento dos países em todas as áreas econômicas, industriais, culturais, etc. tem estado diretamente relacionado com a extensão do desenvolvimento no campo das modernas tecnologias de comunicação e, portanto, os países estão no caminho para o desenvolvimento dessas tecnologias. Ciências modernas e novas tecnologias científicas todos os aspectos da vida do indivíduo e social, estabeleceu um recorde de influência popular.

Um dos sistemas mais sofisticados do mundo é o sistema de registro de cada país, baseado em requisitos legais e obrigações legais, e desempenha um papel essencial na saúde jurídica e na estabilidade judicial. O que é de grande importância na organização do registro de documentos e imóveis, que em si é uma subdivisão do Judiciário, é o registro dos direitos dos indivíduos e de suas propriedades, e a organização do registro do sistema tradicional ao novo sistema de registro. Cadastrar com interesse a aquisição de equipamentos avançados e está passando por uma tremenda transformação nesta organização e operação da área de cadastro, emissão de documentos de propriedade para o cadastro de terras e propriedades, emissão e desenvolvimento de assinaturas eletrônicas, lançamento de sistema eletrônico de averiguação Cadastro e Transações Imobiliárias de E-commerce, Implantação e Fiscalização Imediata do Sistema de Registro Eletrônico → Novos registros cadastrais.

**Palavras-chave:** Novo registro, Registro tradicional, Cadastro, Documento de folha única, Registro imediato.

## Introduction

Given the fact that the laws of the ordinary register require the community to register their property and documents, they can not refuse to register their property and property, and it can not be accepted that the use of electronic technologies is irrelevant, so it seems that two The subject of registration and electronics is one of the issues that are interlinked from different cultural, social, economic and industrial points, and created many privileges and challenges.

Certainly one of the most complex The tiniest system In the countries of the world, the registration system of each countrt that this legal system is based on legal requirements and duties and plays an undeniable role in legal health and judicial stability.

Organization of Registration of State Property and Property with Background About a century, from the oldest device The government Is. What is of the utmost importance in the organization itself The subtitle is the theorem It has the right to register the rights of individuals and their property.

Most cases in jurisdictions are subject to disputes due to the importance of property and property values. And given the importance of property rights in this regard and place the Registration of Deeds and Properties Organization of the responsible persons in the field of ownership and prevent misuse Probably the property of people

One of the organizations can say very sensitive in the country is the organization of registration of documents and real estate that any changes in it. There can be very positive or negative effects on the relaxation of individuals and society and the impact on this organization in other organs And institutions will be directly and indirectly affected. Therefore, the registration organization intends to move from the traditional system to the new system of cadastre and instant filing and single-sheet ownership documents, and will use this equipment to use the advanced equipment and equipment.

Property that can be as immovable property registered in the registration office and have properties registered during or after completion of the registration reforms recorded in the office property Subsequently, the ownership certificate is issued and delivered by the owner During the above process is carried out to determine the location, size, area and other property characteristics, so that the bystanders are not disputed, the so-called definition and delimitation of property boundaries Be. In traditional record cache or descriptive delimitation of land just meters of land to natural elements such as mountains, valleys, roads have been introduced.

The legislator, in Article 156 of the enactment law of 10/18/1/1/10, authorized the organization to use the cadastral system, it has recently been attempted to implement this system using the latest mapping techniques.

The issuance of single-sheet ownership documents aimed at improving the security of property information, completing the comprehensive property bank, updating information and preventing the failure of the ownership documents and forging it, as well as attracting customers' opinions and providing optimal service with speed, accuracy and Quality has taken citizens. Documents are so designed that in addition to the necessity of writing original content on a desk, completing the limits transfers only if the machine is possible, therefore, to favor the use of documents required hardware equipment of Records. So in order The optimal response to citizens is the gradual process of issuing a new ownership document, which is expected to provide the necessary basis for the issuance of a single leaf document for all processes and in all registry units (Pacheco et al., 2017). Single-leaf documents like the old documents are not prepared by hand and printing process is completely automated. This is one of the largest faith of new documents; the other is a bad problem or illegible document and writing a line of successive reforms, the document does not exist and it is easy to see the information in the document. Single-leaf documents sketch a precise and detailed product information to include old documents and other documents based on the problems such as uncertainty in the area of property and violation of land and real estate does not happen. Single-leaf documents easily knotted documents, forgery not. Each document is issued for one person, so the problem of burnout document and hands it dissolves navigation. But in these documents, there is no news about the transfer of the property and at first glance, without referring to the registration of such information can not be gained to the property or land. However, by entering this information in the system registry office documents, office access to the information in these documents is more convenient.

In this research, a descriptive and analytical method is used The process of issuing a property certificate based on new processes of registration and its advantages and disadvantages are examined. Place.

### **Necessity of research**

The existence of systems and methods of formatting and registration of registry operations in the registration organization due to the dramatic changes in the age of technology and

the application of electronic systems has led senior executives of the organization to think about using the cadastre system and mechanization of parts of the organization to fall through this way While increasing the speed and accuracy of work and ease of work by reducing the obstacles in the method Old and old, and therefore, in this way and in the framework of the new system of registering work for employees of the organization of registration of documents and real estate easier and more satisfaction for visitors to this organization, which is due to high speed and accuracy more To be accompanied . Meanwhile, with the operation of the cadastral system of other organs And organization Such as municipalities, agriculture, judicial, etc. will not be deprived of its services. Therefore, the necessity of recognizing new techniques and using them in order to realize the goals of the organization and the effects and results of this technology What impact will the impact and the use and experiences that result from it, in what way will change in the organization. And what impact this will have on the other organs, especially in the process of registering records to the judicial authorities. Also, due to the fact that there is no record of any research in this field in the organization and other organizations and institutions, it has doubled the necessity and importance of this research.

### **Background Research**

By studying books, articles and ending Letters, research titled " Issuance of Ownership Document Based on New Registration Processes ", but Research The same is true of the research that follows Be :

I- Nick, Mehdi, ceremonies and principles governing the issuance of a property right in accordance with the latest legal changes, Islamic Azad University, Central Tehran Branch , Supervisor : Abbas Karimi , 2013.

In this research, it is stated: the study of the weaknesses and strengths of the law on the determination of the status of the land register and Building Unauthorized document dated 20/09/90 and providing constructive solutions in cases of ambiguity or silence of the law and legal analysis of the process of registration of property from the beginning of the application for registration to the issuance of the ownership document.





2- Hatami , Jawad Analysis of the quality of services provided with the use of new technologies Organization registration documents and property rights of citizenship in the light of Ilam, Kermanshah, Islamic Azad University, Supervisor: Ali Akbar Georgian Azandarian , 2015.

The research review, evaluate and analyze the quality of services provided with the use of new technologies in the light of the Registration of Deeds and Properties Registration Elam's civil rights (Aleksandrovna Maximova and Aleksandrovich Belyaev, 2017).

3. Brahimi, MH, Electronic Registration of Documents in the Legal System of Iran, Payame Noor University of Tehran Province , Supervisor : Ahmad Ali Hashemi , 2014.

In this research, it is stated : At the global and international level and in different societies, the progress and development of countries All areas of economic , industrial, cultural, etc. have a direct relationship with the extent of development in the field of modern communication technologies, and given that cyberspace and Internet communications lack material boundaries and have developed in the global context, our country is also The path to the development of these new sciences has been and new scientific technologies have affected all aspects of personal and social life.

4. Ghulami , Vahid The immediate registration of transactions Real Estate Registration in the realization of civil rights , Islamic Azad University, Kermanshah, Supervisor : Fardin Moradkhani , 2015.

This study aimed to examine, evaluate and analyze the role of the immediate registration of transactions Real Estate Registration on the rights of the citizens.

5- Amiri , Masoumeh, The Role of the Register System in Crime Prevention, Islamic Azad University , Central Tehran Branch , Supervisor : Hamid Reza Adabi , 2012.

The study said : The registration system as a representative On the part of the ruling power, he registers the property and documents of the people and thus attempts to establish an order of ownership in society, but various crimes, like other domains in the field of registration, also suffer from this important duty of the system of

registration. a. It is up to those who have worked hard to find a way to deal with and prevent such crimes in order to have a functioning military system in the field of registration .

6- Hossein Agha , Amir, Study and study the effects and effects of electronic registration processes and its challenges, research project , 2012.

In this study, said developing countries closely associated with the volume and diversity of production systems and transmission of data as one of the factors in introducing them. In particular demographics data, including the most powerful tools and resources for future planning, evaluating past performance and management's decision-making levels.

7. sciences Dvdr, Mohammad Sadiq, The role of cadastre in proving ownership, Qom University, Supervisor : Advisor : Hossein Hemmat Kar, 2011.

The study is: a system with a comprehensive range of all country estate with geometric characteristics of the property, the owner (s) and the respective rights and allows dynamic management suite provides the information to perform their duties quality and speed of the system or cadastre system called.

### Research hypotheses

1. Transparency , standardization of real estate information , facilitating executive operations of registration , removal of unnecessary formalities, reduction of processes , placement for realization of real estate mechanization , promotion of organization's productivity , prevention of crime , prevention of forgery of documents , promotion of document security coefficient , The elimination of government securities and customer reliance are among these goals .

1. The full and optimal operation of this system plays a role Someone in the fight against accusations of documents, land Eaters and corruptors, reducing intra-organizational costs, expediting citizen transactions, increasing the security of official documents And as a result, the macroeconomic processes are transparent.

2.

3- Implementation of the cadastre plan for the prevention and control of crimes, especially in crimes against property and property.

4- Improvement of security , reduction of errors , removal of manual entries , the impossibility of adding any operation to the text of the document , eliminating redundant administrative processes , reducing intra-city trips , eliminating applicants' requests , saving on the use of 32 securities bills , saving on exit Exchange , clarification of affairs , information storage in the property bank , the application of speed, accuracy and quality indicators, and the maintenance and optimal protection of the ownership of the owners, including the benefits of these documents. Are.

### Research goals

- Increasing the subject literature, awareness and information
- Check the shortcomings Legislation on this issue
- Helping the legal community, lawyers, students to raise legal awareness by providing independent sources in this area.
- Provide solutions and suggestions by reviewing existing resources and existing laws and reviewing previous research in this area

### Research innovation

By reviewing books, articles and ending Letter Related to this topic, it was observed that so far the research There is no comprehensive study in this regard, though a small amount of research Related research, therefore, this research has innovative aspects.

### Research Methodology

Considering that the purpose of this study was to examine "the issuance of ownership certificates on the basis of modern accounting processes " Therefore, the type of research is descriptive - analytical. In other words, the research method of this project is descriptive and non-experimental, and is of a type of correlation and consistency, because it describes what it is, including the collection, recording, analysis, and analysis of existing conditions And the collection of information is in a library way and direct reference to sources and references by using vector scan.

### Information analysis method

In the present research we will try to describe legal and content analysis on the basis of rational legal rules and, consequently, to reach the best ideas and to identify and present the ambiguities and real status of the subject. The author also intends to have practical and practical aspects of the content of the research, while having theoretical aspect . In fact, in the preparation and compilation process, using the analytical method and library resources, despite the limited resources in this field, the opinions of the jurists (internal and external) in each field related to this title have been collected and, to the extent possible, Referring to his books and articles, the issues examined, as well as the practical practice of the ruler, have been expressed in particular . In this regard, it uses divisions such as chapter, topic, speech, and clause, and ultimately, as a result, compressed the results to provide an appropriate answer to the research questions.

### Ownership document

A typewriter is a type of paper and paper that the contents of each page correspond to the contents of one of the columns of the real estate office and has pages or columns For transfers. The paper is sealed with special seal and is called in the general terms of the bonded document and given to the owner in return for the immovable property. Proof of ownership in the past as a form of property, but because the tab impressive enough space to transfers next is what did it for book binding reliable and durable and multiple pages and special paper threading and sealed off, 12 leaves and 16 Page 32 Leaf is. The time of issuance of the ownership document is simultaneously with the registration of the property in the property office after the completion of the preliminary registration of the registration . The new ownership document is single-leaf and high-security . In the new ownership document, the property map and the full details of the owner and the property tracking code and other items are included, and the registration organization is currently changing the ownership of the documents.

In the event of a conflict of ownership with the Property Office, the property certificate is void and the property office property is prior. The reason for this subordinate precedence is the existence of a document of ownership regarding the existence of a real estate office. More precisely, the ownership document is





summarized from the real estate office, and it is clear that the contradiction with the principle of abandonment is obvious.

The validity of a property document is the same as a court order or even higher and superior. Therefore, in the event of a discrepancy in ownership of a property that has a property right, it should respect the respect and value of the ownership document and do not accept the contrary. The expediency of the community is to maintain public order, and formal and proprietary documents are the most obvious examples of public order, which disregards them will lead to instability in the order of transactions. However, this is not an absolute credit and the transition sides by law or in practice some references have been adjusted to record one of those cases, paragraph 3 of Article 25 of the Law Reform Act 1351 which the Supervisory Board after the deal If the mistake is made, it will order the amendment of the registration of the property office and the title of the property, in other words, the verdict of the court is valid.

Sometimes the ruling is in accordance with the proprietary document, and another ruling is against it, in which case the judgment will be accepted in accordance with the document of ownership. "The purpose of the authenticity of the official document here is the extent of the document's resistance to the invasion of its authenticity and authenticity." The official document, in terms of the privileged status of the law, has a credit that is merely its own. In other words, the official document in its own right has a credit that is not absolutely visible in the normal document. Perhaps the most significant difference between a formal document and a normal document can be found in the authenticity of the formal document, which the ordinary document lacks. For example, an official document can not be denied or questioned, and only a claim can be forgiven against it, and the proof of the claim of forgery is also attributable to the claimant "

### **The status of the ownership document among other official documents**

Systematic logic is a factor in the stabilization of the legal status of the property, property security and other objective rights to immovable property. The origins of this formality can, on the one hand, be sought in the history of law. Because the neglect of ignorant formality in legal systems and the transformation of the role and

concept of contract from a factor that merely creates a commitment. In general, it gives rise to the right and the conveyance of objective rights (the identification of "objective effect" for contracts) has caused secrecy and a threat to third parties. Because they were not aware of any change in the legal status of the property, and the scope of the expense was provided.

On the other hand, the influence of the principle of "Reasoning" and "sovereignty of will" has cast doubts on the creation or exact content of a legal action for stakeholders and society and the establishment of problems. This necessitated the development of new ways to protect individuals and inform them about the legal status of the real estate, and to create a transfer of objective rights under certain, valid, or cited circumstances.

Protection of private interests in property registration systems on two properties and function of "informing about the status of property rights and prevention of conflicts" and "support the settlement of conflicts" is based. The formalism Records should Institutional law - civil, which on the one hand Features law that would correct information to the parties and reduce information asymmetric them, and the other with granting sanction appropriate to resolve the conflict between claimants right Special - Assist property. From these two features and functions of the Registry generally known as "right to information" will be remembered. The aforementioned rights will ultimately lead to the protection of private interests, including the interests of the owner and third parties.

"The right of free and prompt access to information" by third parties, which is one of the basic objectives of the system of registration, must be such as to infringe on the "right to privacy". Recording systems for the summing up of the two rights must provide a moderate solution consisting of differentiation in terms of accessible information, classification of the referenced data into the recorded information and the purpose of the referral.

The system of registration of rights by protecting the proprietor and the right to property by changing the origin and philosophical basis of ownership of the "seizure" (which was dominated by civil rights) to "register at official offices".



To create " trust and confidence " in the community about the real estate, the absolute trust in the property and the efficiency of the accounting system and the achievement of the above two characteristics (the informative and supportive feature ) of " public trust theory " as the underlying principle and the basis in the systems Property registration has been raised . Based on the " theory of general trust ", the system of accounting is a way to stabilize the legal status of real estate . This theory, justified on the basis of the principles of dynamic security and maintaining public order and public interest, primarily addresses the protection of goodwill persons - who have relied on information in the accounting system - and subsequently leads to security The owner's right to ownership of the mistakes of the chain of transactions carries him and prevents doubt and doubt on the right of ownership from him .

Therefore, it can be concluded that the " theory of general trust " is the main pillar of the real estate registration system and has led to the independence of the accounting systems of the rules and principles governing property and transactions in the field of civil rights . Therefore, " the official document in terms of the privileged position in the laws is subject to a credit that is merely its own . In other words, the official document in its own right has a credit that is not absolutely visible in the normal document .

Perhaps the biggest difference between official document with normal document can be in the credibility of the inherent official document is the normal document lacks "and" on official documents, even in prayer and the complaints and disagreements among others in judicial or administrative examined It can be cited by a third party . Article 146 The Code of Civil Procedure Act of 1356, which implies the possibility of a third party's protest and claim of movable or immovable seizure or cash seizure, indicates the authenticity of the official document in cases where the citation, although not a party to the lawsuit, He can defend his claim by relying on the power of the official document .

### **Positive value of the ownership document**

The most important consequence of the property registration system in creating legal security is the " trustworthiness " of the accounting system. Is. A system of records to achieve this should be firmly established in two directions :

A : Strength in the order and ease of access to information

B : For reasons of strength and proof

If the purpose of registration and based on the mere proof of legal practice is the lack of it inhibits proof and legal practice discredited "in each of the degrees it does not." While examining the foundations of the system of the registration and the philosophy of its existence and terms The " principle of public trust " clearly states that the registration is based on the protection of private interests ( third parties and the owner ) and the public interest, therefore, the guarantee of its implementation can not be simply impossible to prove in the absence of compliance with the registration procedure, and the protection From the actors of law and society, the effect of the lack of consent of the formal procedures is on the validity of the legal action . Therefore, it is based on the basis of the system of records In any case, the guarantor of the implementation of the accounting rules is linked to the validity of the objective right, and the limitation of the guarantee of non-registration is related to the probative value of the right to object, and the limitation of the guarantee of non-filing, its proven and unaffected effect Sticking means to ignore the basics and provide a purely civil solution .

Examining Iran's law on registration The legislator at the time of the provision of public trust theory and principles, including the principle is based on the principle of membrane materials such as Articles 22, 46, 48 (the mirrors) and 24 (the blinds) and interest and The idea that the registration must reflect the legal status of the property fully and correctly must be a cornerstone between the defects of the registered right of ownership and the appearance reflected by the registry offices in the various cases of the Iranian enrollment law . In addition, it is possible to find the basis for the protection of third parties (the right to information - Article 8 of the Registration Law ) and the protection of the owner ( Articles 22 , 50, 51 and 52 of the Registration Law ) in the general spirit of the rules governing the registration of Iran . Considering these same principles, the objective registration system in Iran has been implemented that has the most compliance with the foundations of the accounting systems and in order to comply more with the same principles that the Iranian system of record keeping and recording of the initial facts about the real estate Moving toward





dynamics and recording changes to property rights has gone.

In spite of all these virtues in Iranian law, laws and regulations can not be found that do not adhere to the principles of accounting, in particular the principle of mirror and curtain, and cause conflicts in the system of records. In addition, the legislator explicitly the impact of registration on the validity of legal acts not specify the cause of dispute among lawyers concerning the sanction of formalism Records and forgetting the basics registration system (at the time of enactment of the law in question, the legislator's) in Interpretation of the provisions of the law on registration and judicial cases and the adoption of purely civilian solutions to their resolution, which damages the body of the accounting system and the failure to achieve the goals of the registered system . As most of the arguments of the followers of these theories are based solely on the principles of civil rights.

Considering all the basics, the book on the one hand and the system of registration of the other, as well as the adoption of the guiding principles of registration in accordance with the theory of public confidence and the kind of system of registration of Iran to the registration Switzerland and Germany with a "registration system objective With an effect " , it leaves no doubt that the legislature, at the time of the adoption of the Law on the Registration of Property and Documents in 1310 , considered the establishment of a " system of law " in Iranian law, which, according to such a system, would undoubtedly create And the transfer of ownership, or other objective rights in respect of immovable property, is subject to the formalization and formalization of the formal document . Otherwise, the record system will remain open to many of its legal and economic effects.

### **Regular registration (optional) and features**

Article I Registration Act adopted by the Persian date Bahman 1302, registration of all immovable property, including cadastral and real, and so on Office Property arbitrary announced in areas with Office documents and properties, there was the enactment of the law and in other parts of history Establishment of the Registration Office was granted to all persons who were registered as owner of the property in the field of registration of each office. They filed a request for registration within three years, which,

naturally, has been followed up and taken . Requests received at this stage, while accepting registration, are limited And the ads are advertised with the limits set by the public And if it does not protest within five months Attending the property, the applicant was registered in the property office and the property certificate was issued . Such an acceptance of the registration, the application for which was given to the owner, was termed ordinary or optional.

- 1- Details ordinary registration (optional)  
Normal registration gave people the right to act on their own wish to register their property . So the people did not have to apply for registration of their properties under the laws . In the normal registration process, advert declarations and adverts and separate property were performed.
- 2- Registration time ( optional )

However, in the laws that were amended after 1302 to 1310 , a kind of general and compulsory nature of its provisions was deduced. However, all records of operations that have been carried out since the adoption of these laws until the adoption of the law of 26/10/1310 have become known as ordinary, although in various cases the law and regulations of 1310 mentioned in the previous regulations have been registered.

Operation Limit its Limit and Importance  
According to the law on civil registration office property and title deeds to be issued, should be operational in the registry office in the so-called preliminary operations recorded And include the following steps.

Publication of public records (Article 9 of the Law), which declares The property in the specified area and area will be registered on the specified date and the purpose of the publication of the owner's notice Is.

The publication of a preliminary registration notice ( Article 10 of the Registration Law ) in which the registration office will begin to register a specified region property with a specified amount. That the owner will receive after receiving the statement It should be submitted to the Registration Office within a specified period of two months. This announcement will be issued within thirty days, three times at the first, fifteenth and thirtieths by a complaint, and then the public record operation will begin in that section.



Publication times (Article 11 of the law) that the then owners of the registration statement to register, delivers, for all persons are required to register their declaration With property type and number The one for which it is determined

In a special order, they will publish in the newspaper two days at intervals of thirty days if they object to the proprietors' protest within a specified time limit of 90 days published by the first one.

Publication of an advertisement for the limitation of public domain ( Article 14 of the Registration Law ), which restricts the operation of limitation of limits in order to fix the limits of the rights of property promotion and to determine the distance between the adjoining ones. It is usually done plainly in one order And then on the date specified in the announcement of the limitation operation, the limits shall be carried out by the registrar and the surveyor in the place Be. Upon completion of the operation, the limitation period and the length of the term of the objection are registered with the property office and the property certificate is issued and submitted to the applicant.

Understanding the new registration system and its increasing importance

Extensive service of registration and volume of activity The organization of registration of documents and real estate of the country and its fundamental role in promoting the legal order and economic security has always contributed to the macro and development programs of the country as one of the devices Effective missions, important missions have been defined and considered so that in the fifth development plan of the Islamic Republic of Iran new assignments have been delegated to the Organization of Registration of Documents and Real Estate of the country which expresses the following parts of these assignments: Slow :

- Section "M" of Article 211 of the Fifth Development Plan "Organization for Registration of Deeds and Properties is obliged to mail the entire record transactions by the end of the second act in a way that allows you to respond immediately and electronic requests be provided."
- Section " Z " Article 46 of the 5th Development Plan Act : The Custody and Property Registration Organization is obligated

to extend the system of electronic security of trades and transactions at the country level . "

- Except for Article 1 " and " Article 46 of the Law of the Fifth Development Plan : "The State Registration and Valuation Organization is obliged to complete the program in order to establish a legal property database and complete a cadastre . "

- Clause " h " Article 143 of the Fifth Development Plan Law : " The State Property and Law Enforcement Agency is required to issue a certificate of ownership for all agricultural land until the end of the fifth installment . "

The approach and management plans of the registration organization for the passage of traditional registration and access to advanced electronic and electronic records can be a point of hope for the achievement of the country's development goals and programs and the prospect of a system of records on the horizon of 1404 , so that the basis for further services And provided the public with better rights and, on the other hand, provided the ground for realizing the goals of developing a comprehensive system of ownership.

### **New registration in real estate**

About registering transaction summary A law that has been customary for many years in the registries of property and documents, and the register of registries also emphasizes that after the transaction is set up in the official bureaus, a summary of the transaction from the office of the home office of the notary through the representative Previously, it was introduced to the registration office by the home office and was filed to the registration offices for registration at the five-day deadline, after which the registration authorities are required to complete the transaction summary at the offices of the registered offices A summary of the transactions and then for submission of the summary of the transaction, it will be delivered to the relevant agent within the deadline Reed 24 hours Be registered in real estate offices . ( Article 298 of the register of registers ) in view of the fact that in the year Recently, the number of transactions is increasing and the number of employees registered office is very low compared to the very high due to the volume registered employees sometimes work as it should not attempt to sign Summary of transactions and events? It happened that for many years, the past transaction, but still not due to different reasons for registering real estate, problems could arise from this recipe . By executing the new





registration and submitting a summary of transactions through the system, which is defined by the registration organization for the notary bureaux, the summary of the transactions after being registered in the notary offices by the portal and only in seconds, to the post offices and post offices To be confirmed by the office of the real estate office of registry offices, to the comprehensive property bank Sit down . May It can be said that this is one of the concerns of the registry authorities, which is the immediate registration of transactions Too much up And the possible potential for misuse is minimized and may be worried about the fact that trading in the registry office, there would be no late registration.

In registry offices, at the request of the owner, any changes and changes that occur in the property, upon request by the owner, are immediately recorded on the integrated system after being approved by the registration staff. Sit down .

#### **New registration in official documents**

Documents deposited in the registry offices in accordance with the cadastral system To be transferred to the official bureaux, they will be sent to the registry offices after any transactions summarized by the home office. So, the role of the cadastre in the official bureaux should be investigated . Perhaps the most important step in this direction is to send a summary of transactions through the computer system The home office, after arranging the document for transactions, including lease, definite, mortgage, etc., sends it to the relevant registration offices as easily and in a very high security as possible .

#### **New registration and cadastre**

Obviously, the clarification and stabilization of the limits of the ownership of immovable property by the development and completion of cadastre plays an important role in guaranteeing property rights and identification of owners, management and supervision of the land market and transfers, reduction of civil claims, improvement of control and supervision of land use and optimal management. Agriculture will conserve natural and environmental resources . Today, there is precise, accurate, timely, reference and shareable information on activities Resources, resources and infrastructure For all community members all the time Place and place The platform, tool and engine for

sustainable social and economic development of each society to implement a comprehensive intelligence and operational policy that enables intelligent decision making. In spite of progress Significant results in the field of information and communication technology, spatial information infrastructure, systems Spatial information, land management and system At the international level, so far no significant progress has been made in the country, or if progress has been made, it is not expected to be predicted, and its consequences will be continually on many of the problems, including disruptions in the land market and housing and works of civil lawsuits to the courts is that the entry is evident.

The new word is always used along with the cadastre Be. By reviewing the author of the meaning and concept of new registration in various books and official and informal institutions . There is still no definite definition of the new registration, and it is understood that, by expressing the new registration, the meaning and meaning of it is an ideal state for the organization of registration of documents and mortgages. Is. According to Article 156 of the Law on Registration, the organization of registration, registration, and registration of property in accordance with Article 156 of the Law on Registration requires the State to determine the scope and scope of the property, by using advanced methods to fully understand the extent and boundaries of the property, take the necessary steps to document and prepare Land maps to be used as a reliable and applicable reference for future reference .

The collection of this real-estate geometric information, which is developed and classified in large-scale maps with the necessary other characteristics and allows for the accurate and orderly identification of real estate, is called a cadastre. The root of the cadastre of the Greek word means the note . A military cadastre is meant to determine the limits along with the legal information related to each property. Article 156 provided the documents and properties to determine the extent and location of the properties situated in urban areas and the countryside, cadastral map of the land to be developed. According to Article 1 of the Regulations on the scope of duties and organization of the preparation of a property map in the form of a cadastre under the topic of Note 3 of Article 156 of the Law on Registration, the cadastral map refers to technical and engineering operations, audit, registration, and legal rights. The registration process has ended,

whether registered or not in the property office, in order to determine the scope and status of the property and to show their geographical relationship with each other, in order to establish ownership and facilitate the resolution. And the civil lawsuit and other property related matters are enforced.

Cadastral is generally divided into two digits and lines. If the set of information is recorded on the computer and the corner Properties are represented as points with coordinates. A digital cadastral is a digital cadastral, various information such as map Geometric Dimensions and Area of the Property and Owners and Records in the Recording Computer and Information Required for Use. Various combinations are combined. Be. This information is layered Cadastral. They say they are stored in a database system. Be. If cadastral information is mapped Linear data with descriptive information is provided. Linear cadastral. The goal of the cadastral is to provide a precise, simple, fluid, reliable, and time-consuming system with time governing the land and property of the country. Cadastral is a regular catalog of data Estate (land parcels) within a country or part of it is based on a survey of about prepared. Be. The cadastral operation summarizes the image Aerial photography, digital photo conversion. And operations of land, land surveying and edited and completed, adding registration, mapping, final control and operation of the database system.

#### **Advantages of using the new registration system**

1- Sending and receiving queries and answers using the electronic system.  
Equal to the total number of register registers. If the home office of the home office intends to arrange the document for the property, it is obliged to first inquire into the registration status of the registration plate, and the registration offices also in these cases record the property record with reference to the total amount. The registry documents and the fact that they do not have a record of detention are sent to the Registry. Upon notification of the Facilitation Act, the receipt of the inquiry from the accounting unit has still been the subject of the legislator's concern, in the system issuing the inquiry response manually after the representative of the post office. The submission of the request, in addition to the image, is identical to the original document of ownership of the property, inquired about receipt of the

inquiry response from the registry unit and submitted to the office. With the launch of the system for issuing electronic alert responses, the important issues raised in this direction were resolved. One of the important failures is as follows.

- Create security in sending an inquiry and receive a response
- Increased administrative health field
- Reduce time in the process of sending an inquiry and obtaining a response
- Avoid referring people

2- Send and receive summaries of transactions using the electronic system

- Prevent counterfeiting or counteraction
- Prevent the occurrence of conflicting trades and adjust its subject matter
- Instant messaging and cost reduction

Codist Ownership Document ( Single Bond Ownership Document ) according to the New Registration System.

#### **Features deed cadastral**

One leaves the ownership documents to a printer approved as a unified organization registered by indicating the word " Allah " in secret in the printing plate and placed at the disposal of records.

#### **1- Affixing hologram**

One document issued before the leaves should be attached security hologram on the hologram has a unique number for each document to be inserted and attached. And a special number in the database of registered property. Be. It is worth noting that after the hologram has been designed to attach to the document attached to the isolation and no other papers. The hologram itself is divided into several pieces after another attached reuse it does not exist.

#### **2- Relief stamps**

After the deed was ready for delivery to the owner, following the signing by the Bureau of property Yaryys Relief stamps are affixed the same office. The stamp prominently palpable by fingers. Is.

#### **3- Indicating the property owner**

One leaves the ownership documents for the export system, including the different types of property, the owner profile, considerations about, accessory and property easement rights and restrictions of transfers is as follows.





4. Draw a property map and its exact location and postcode caption

One of the distinctions between single-letter ownership documents and old documents is the embedding of a property map on documents issued by registry offices, in which the property is specified in the relevant block, and a pre-determined property map is foreseen. The existence of such a map includes many benefits.

5. Constraints on property

Since all the contents of a single sheet of document must necessarily be made by the system and any manual entry of it is manually disassociated, in this part of the document, which is embedded behind the property documents, the limits of the property in question are explicitly included. Also, if a property has a history of detention, a mortgage, and a record of segregation, aggregation, correction of the registration plate or any record operations performed on the property, this section is visible.

If the property is filed in a mortgage bank after the issuance of the property, or if there is a need for a property bail, this section will be mentioned. It is worth noting that the above limitations can only be made for four times, and after completing the foreseen parts, if the owner needs to have a new ownership of the new registration, he must initially take ownership of the new document.

6. Coded Property Security

Single-leaf ownership documents after issuance have a feature. The unique items that you can use. The ability to secure the authenticity of property documents.

The cadastral plan is in addition to the "fixing of ownership" through asset documentation. Immediate moves; In the next step, it will trigger the "security assurance" of this asset. It also comes. Security from earthquake refers to the "Ein" and also refers to the "document" of the land and all immaterial assets. On the other hand, asset security assurance. Immovable in the 'Create' and in the 'performance' rights would be raised. "Document" is a land register that reflects the previous and current information of the property and owner. Because of the electronic approach in the new registration; firstly, the possibility of invasion due to the type of adjustment is at least possible; and secondly, it dramatically reduces the amount of document archiving and provides quick and comprehensive access to document information. Other

safeguards for property rights are also the protection of third party rights. Whether a document on immovable assets or real estate may be subject to transfer or mortgagement, seizure, etc., due to trading and contracting behaviors, or even from credit. In the documents subject to traditional registration there was a possibility of abuse. However, in the new registration, all changes are limited in time and are recorded electronically and prevent corruption or fraud and abuse of documents; real estate and land. Therefore, the principle of property security guarantees investment, facilitates the sale of immovable property and, ultimately, ensures the efficiency of the accounting system and, in the long run, constitutes the factor of increasing the national security and independence of the country.

7. The need to change the cadastral ownership document after each transfer

In the documents of unity, as in the old documents, many pages and columns are not foreseen for transfers, but there is a limited part for this purpose, which is because the new system does not suppose that the issued version of the documents for a long time in hand. Because the long-term survival of the owner's ownership document is followed by a corrupt sequence, so it is required to comply with the regulations issued by the official bodies. After each transfer of ownership of the property, a single-leaf ownership document is taken from the seller and then insert the transfer in its place, instead of delivery to the buyer, the document for substitution, to the relevant registration office. And a new and one-letter ownership document issued by the owner and owner of the new owner, so the number of owners and owners identified in the previous documents is not in the new documents, and only if a non-vendor transaction, such as a mortgage, on the property, the transaction is entered by the dealership office behind the litigation documents and returned to the owner. It is even possible to include these types of transactions in the back of single-leaf documents, and after completing and completing the dedicated premises, the ownership document must be replaced and the attachment and attachment of the attachment also included in the documents in the booklet. The one previously existed in these documents has disappeared.

## Disadvantages of Single Cadastral Property Validation

In spite of many benefits, these documents have some disadvantages, including :

1. Overcome the margin on the text of the document

Proprietary documents, promissory notes and assets People in the world, and especially in Iran, must be designed in such a way that they are psychologically persuasive . Designers of single-leaf documents, having understood this issue, have taken the marginal design of single-leaf ownership documents, considering that these documents are in size 4 A Designed to have a relatively limited space, it should be interrelated between the content and the space reserved for these materials, and the remaining space should be allocated for margins and decorations, while on the contrary, it will be possible to design these documents in the margin before the text It is considered to be preferable to the principle and slightly more than half is allocated to the contents of single-leaf documents and is marginalized .

2 - Low durability

At the beginning, for these documents, the ordinary paper watermark was used (the same type of paper used to set up documents in the official bureaux ) , which may be because these documents are supposed to be with each transfer of ownership To be replaced . Although the validity of the document is not the type and form of paper, it is the origin of the credit documents of law and credit that the legislator gave them, however, the issuance of a document in ordinary paper for properties worth hundreds of millions of tomans and in large cities of billions of dollars worth of Most cases caused people to be angry . It would have been better to use single-leaf papers for a durable and oily paper case, of course, the authorities apparently discovered this problem, and more recently documents on the leaf Thicker printers, and hopefully over time will be added to the quality of the paper used .

3 - Double cost

Getting a single-leaf ownership document for landlords, including legal document fees, postal costs, value added tax, etc. Close to the cost There are some . If, for a civilian reason, there are multiple owners, for example, a heir to a citizen, the imposition of charges on people will increase Will. Perhaps this problem does not exist in cases where a high-value property is not

available, but in cases where a civilian is located in a small, rural village with low property values and the number of partners or heirs is 10 or 12 years old. The issuance of single-party ownership document would impose a significant cost (as compared to value of property ) on people. That does not save you Is. The cost of single-party ownership documents also creates other problems in relation to court cases and court rulings and the like. And may be disturbed during the course of the affairs A. It looks The cornerstone of this expense is the cost of issuing IDs for vehicles and the replacement of documents in each transfer period as well as their method .

4- Printed Issues

For the reasons stated above, there is a lack of space for insertion of material into single-leaf documents, including cutting the font contents, inserting content on previous printed titles, not assigning a place for parking, not allocating space for storage, The lack of insertion of trunks of property at a particular place and the lack of a special place for the inclusion of property detention, as well as the lack of allocation of space for the reflection of property rights and so on, made it difficult to use the single-leaf documents and find some items such as the presence or absence of storage and parking time. It misses a lot and in some cases the hiding of these items also causes damage and damage to the defective More official documents and people . This, in turn, makes it imperative to revise the design of single-leaf ownership documents .

5- Long time the document reaches the people

Since the beginning of the issuance of single-letter documents, these documents are obtained by post, and the number of intra-city trips and the physical presence of people in registry offices will be reduced . If this process was carried out in less time it was intended . And the lack of presence of people in the registration offices of the people and staff of the truce of registry offices across the country is double However, the prolongation of this process and late receipt of the documents by the owners, the sweets have made this correct measure, in particular at times like the moon The end of the year when deals are rising Find this period for a few months.

6 - Imposing without pay for preparatory work of the exchange of documents on the bureau of the notary







Article 265 of the Civil Code of everyone else's money to give the appearance of a lack of donations, so if someone gives something to the other without being in debt is something you can repay. It is worthwhile to do the work, based on the unity of the criterion of Article 265. Everyone, with permission and order, works for another. The principle is that the worker must be paid off from the benefit, unless the subject of the work is a servant of the state and, in accordance with the rules and duties of the organization, is to carry out the work of the people in relation to the receipt of legal and legal benefits, in which case the wage is paid by the government and paid to the employee monthly salary. Be. The delivery of these documents is sometimes lagging behind the queue for the representatives of the notarial offices, so the troubles that the office of the notary will undergo for the replacement of the ownership documents and the responsibility it is entrusted with do not get it. In addition to transferring part of the affairs and duties of the registration offices to the office of the notary, some of the post office duties are imposed on the non-official bureaux, and no remuneration for such cases has been communicated to the registry office.

#### 7 - manipulations Notarial

Because of the lack of infrastructure in software at official documents, it was temporarily forbidden to provide official bureaux for transferring documents into one-piece ownership documents in order to provide the grounds for the insertion of a machine, but as the situation arises. Come on, this process will last because the official bureaux of the program use documents to set up documents that are not compliant with the registry software. Similarly, offices across the country do not benefit from the same program. Brand, therefore, providing the ground for automated registration of the actions of the non-official bureaux on the one-letter documents will be timely and this itself is a flaw on the operation of the documents in question. Be.

#### Discussion and conclusion

Electronic documents, like traditional documents, are eligible and cited, and the need to resolve many disputes in the field of electronic documents is the awareness of the technical issues related to it, and human advances have made the writing tool out of its traditional and old way. It will change in today's new form. This change is not a change in nature that prevents the

adoption of electronic documents as a new form of documents in the context of Article 1284 of the Civil Code. The legislator has always tried to enforce laws and regulations that, with the help of new technology, will create the ease and speed of the process of reducing costs and creating financial and psychological security.

With the explanations presented, it can be concluded that a new registration will be better protected by the use of legal health solutions. It is important to minimize the scope of incriminating crimes, including forgery, swindling, transferring property, arranging and disposing of confiscation and bribery documents for offenders, which, as a result, is the source of many of the claims filed by the judicial authorities and the formation and entry of litigation files and Also handle the case with The use of new registration methods will be lost.

The system of registration of real estate in Iran is an objective registration system. In Iran, before and after the 1310 Law, immovable property was the main subject of registration and followed the objective and dynamic registration system. Article 156 Law on Real Estate Registration, mapping property as "cadastre" has predicted. But Ali Despite the existence of this law and its subsequent amendments, the process of transfer of real estate in our country has been costly and lengthy and led to the creation and spread of informal transactions ( promissory notes - Normal) is provided. Due to the prevalence of this, disputes and disputes involving the courts have resulted in a significant number of cases in the courts, and even some judicial and court rulings, the very important material of the law of registration of documents and real estate, such as materials 46 and 47 And 48 have been ignored. The connection of registered institutions, including the offices of the registration of documents and real estate and the official offices of the system Identity, Taxation and Municipalities in the form of a comprehensive cadastre system and electronic registration ( electronic registration of transactions registration and creation of comprehensive real estate information bank ) are the most obvious. Is. The implementation of the cadastral system, the guarantee of social justice and poverty reduction in societies and the move towards sustainable development, as well as the creation of a suitable framework for the effective management of natural resources and the promotion and improvement of the financial structure of the countries. To the law of Fifth

Development Plan approved in 1389, while articles 46, 48 and 211 (as well as the health of administrative system and the Anti-Corruption Act 1390) of the Registration of Deeds and Properties (the Department of the Judiciary) shall have been the end of the year second, fifth development plan, all stages of the transfer and registration of official documents and property to the The electronic face operates . In this way, to provide the domain Subcontracting of the provision of registered services, the organization of registration of documents and real estate of the country in the form of extensive planning and expertise of the necessary areas of implementation, has taken several actions in its agenda, including : special attention to the operation of the Cadastre area , Issuance of ownership documents, cadastral registration of land and real estate, issuance and development of electronic signatures, establishment of an electronic order system, registration and submission of electronic real estate transaction summaries. In the notarial offices and departments of the registration and removal of old securities, the document was set up from the beginning of 1392 and Commissioning and operation of electronic trading systems, real-time record at the offices of real estate documents and official documents. Notary offices are the most important executive arm of the State Registration and Land Registry Organization in the operation of the electronic registration system.

The immediate recording of transactions is, without a doubt, the most important development of the Iranian accounting system and the turning point from traditional registration to new registration. Be. Its full and optimal implementation reduces in-house costs, accelerates citizen trades while increasing the security of official documents, reducing traffic and reducing crime and offenses committed in the area of property and property, such as fraud and forgery. In the long run, this will prevent many of the claims in the area of registration and purge of cases brought by it in the judiciary. Be. This system, the letter all setup and registration of the transfer of official documents, the possibility for notaries public and registration offices provide to process online (online) to adjust and register official transactions, the database property management (Cadastre) as well as information regarding the identity of legal and natural persons to control documentation and implementation of identification documents, access and trade issues such as banning persons,

Mhvjryt, bankruptcy and more informed and with high safety factor to adjust and register documents And customer deals . And for citizens, it is always possible to review the authenticity of official documents through the system of the organization of registration of documents and real estate of the country . Today different parts of the registration form online, real-time, information identifying individuals from identity Organization for Civil Registration and Inquiry This will prevent the possibility of impersonation.

In recent years, developed countries gradually to abandon the traditional paper-based methods and the physical exchange of documents and e-commerce practices have registration documents on the spot. Immediate registration and electronic method saves time, cost and manpower are the indicators of productivity increases but that still has not gained its place in our country.

The primary benefits and benefits of the instantaneous registration system are: 1. Facilitating Get it Identity of real people or Legal from Through communication with the civil registration agency Other related parties and others Considering the pictures of the real and Get it The authenticity or decline of legal persons and life Or real people . 2 - Avoid Any kind of error and Slip on Write person profile Set up documents and Or do other services of registration The unique benefits of the system . 3 - Automatic calculation All documentation fees Records Sayrkhdm .4- reduction in terms of forging documents and stolen ... Set up fake documents . 5. Facilitate Get it The authenticity of the regulatory documents for the official documents . 6. commerce and the gradual signing of documents for public use Scan a fingerprint to prevent Forging and Tricky.

Today, the leading rights law is that, while regulating the process of land and housing market, design and plan new economic and contractual behaviors based on future needs assessment and targeting. One of the foundations of progressive and progressive law is a preventive approach to inculcation. Therefore, one of the preventive actions in the field of land (land rights ) is the digital cadastre debate .

Digital cadastre is an example of futures studies in the field of documentary and judicial affairs The Rhode Preventive Approach not only eliminates the atmosphere of the discrepancy,





but also finds standardization in techniques; it helps refine and pass the law.

Due to the problems caused by traditional recording and multiple differences in the dispute over land rights belong to the land, errors and disputes registration and registration of new (cadastral) show A. The new registration, in the category of metering ( time ) ; which eliminates the information; and in terms of accuracy and quality of information, has superior characteristics in comparison with traditional records . The speed and precision factor in registering land and related rights are among the necessary tools for achieving legal developmentism.

One of the judiciary indicators is the adoption of effective rules in the accounting categories, including the desire for a new record. Other legal indicators are legal training and the creation of appropriate platforms for the development of legal culture. Apart from de-dysfunctional indicators, the other features a judicial form The power of decentralization in the body of the judiciary is in the interest of the system of accounting. The judiciary, with the help of the legislator, can establish administrative courts in each city, and assign all the registrations that their constituents will overcome to such specialized courts. One of the items that is considered as the pathology of the corps of the Iranian judiciary system is the poor quality and inefficiency of the verdicts and judgments issued by the judges of the judiciary. In analyzing the cause of the problem, there is a lack of allocation in the judge of the lack of administrative courts, the lack of effective lawsuits, and so on, which is also increasing in relation to property claims and documents. So, with the help of the digital cadastral design, it is possible to solve a lot of registrations and solicits, and somehow, the judiciary functions in cadastre execution.

The implementation of the cadastral plan is directly linked to the reduction of record crimes And can be the subject of inquiries registration, with transparency and information about property transactions and the issuance of formal and facing property cadastre and cadastre in the design of its non-ductile To reduce the disparity and committing of record crimes.

Comprehensive plan to commit some of the crimes registered in the field of cadastre independently completely destroys, yet compared to some of the crimes ineffective Records . To influence the plan better be sure

that the law should be changed in accordance with the master plan cadastre .

In order to prevent complete crime offenses, it is necessary to adopt other precautionary measures in addition to implementing a comprehensive cadastral plan, and one of these electronic fingerprint measures has been recently introduced at the offices of the notaries.

The cadastral plan eliminates the scope of many registry crimes It reduces the prosecution of these crimes Be. Among the record crimes that were committed during the course of the cadastral plan, are the grounds for committing them Include: the scales as to evade paying the other right, pledge or deal in conflict, Transaction deed to the property that is in conflict. Also, the " records and real estate " record crimes Which are tantamount to counterfeiting, including adulteration in official documents (especially employees, other documents and official records offices estate owners) Officers and employees of the wrongdoing, and the components of the registration of documents and real estate that with the implementation of the cadastre plan are limited to committing these crimes. Be.

Records of other crimes, crime of breach of trust is an asset in order, including: Collusion with the trustee or representative of Religious Affairs and Waqf land registry applicants in prison and the third of the field of crime also limited cadastre plan Be.

Records of fraud in the form of a scam constitute a large category of record crimes Which includes the following Be : I ask for your registration and real property other than the owner the right to make the demand for non-registration of property title to the property despite the party faithful to the King, treason or conspiracy to Amin property with someone else and the patenting of the property entrusted to someone else's name, inherit their property as a non-right and give me another patent application in this regard, refusing to deny the right to rightful and acknowledged his failure to vet the right deals with the right-refundable and non-reflection of individuals' rights natural or legal documents with respect to all or part of the property destroyed due to war or disaster in the application the applicant. This category of crimes is also limited by the implementation of the cadastral plan Be. Since all stages of the issuance of the replies to queries and the submission of summaries of transactions by the portal of the bureaux of the

notaries and the registration organization are now performed and the new property in the comprehensive property bank is registered immediately, it is suggested that the termination and jail documentation of the mortgagee, Documents of peaceful cucumber and documents for free and ... to be provided that the notary public has the right to cancel without termination of the termination of the termination by sending the notice and only through the portal by acquiring To the comprehensive property bank to send the system . One of the significant advantages of this can be to prevent fraud and abuse in cases of cancellation of bank mortgage documents. Because, given the limited availability of access to the comprehensive property bank for others and access only to the notary's individual, due to the responsibilities that the law foresaw to them, it can be said that in practice the discussion of forgery, which is in the papers and cancellation of manual letters somehow To be seen, will be ruled out.

### Offers

- After the document is set up at the notary's office, the notary is obliged to send the transaction through the registration system of transactions to the notary's offices, posting the transaction for registration of the property or regulatory document to the comprehensive property bank the. And on the other hand, given that the receipt of securities that were previously printed and available to the offices was handed over to the offices, the bulletins are now available to the offices through the system, the post office Setting a document and registering a portal transaction is required to register the transaction in the office's offices . It is recommended that all stages, such as issuing an inquiry response, setting up a document and registering it through the portal, and, on the other hand, arranger the arrangement of documents with specific and consistent numbers, the offices of this After registration of the transaction, the portal maintains a record of the portal's document in order to complete the records of the office and, after some time, maintain the records in such a way that it can be used as an office and In this case, the number of documents issued is issued and thus one of the time-consuming process of arranging the documents required for the cost and And development of human resources is as stability will be removed.
- Review the total number of registers and registry rules and update them according to the new registration

And lastly, the increasing advances made in the field of information in the last decade in many areas, including global trade, have changed the activities of business, economics, management, banking, etc. This has led to a change in all affairs Management and implementation in countries and with the integration of most countries in the world into the intelligence community ( IT ), As well as the request for membership of the Islamic Republic of Iran, has required most organizations ( especially the State Registration and Land Registry Organization ) to accept all aspects of it, including privileges, privileges and infrastructure necessary for joining the World Organization. And this communication is bound to be directly linked to the information society and the computer, and the quality characteristics to be observed at runtime should be as follows:

### 1- Performance :

The root functionality is based on the resource used to meet needs as well as how resources are shared when encountering multiple requests that must be performed on the same source . These types of issues are called scheduling issues. Adaptive performance is related to system responsiveness.

### 2- Security

Security is a feature of the system that shows the ability of a system to resist unauthorized access as well as refusal of the service when it is serving users legitimately . An attempt to invade security is called an attack, and there are various forms that could allow unauthorized attempts to access or manipulate data, and could even deny legitimate service provision . Attacks can be made on a variety of topics.

### 3- Availability

This attribute affects system failure and system related issues . Failure occurs when the system is unable to deliver a sustainable service based on its features and characteristics . It should be noted that failures with different defects . If the defect is not corrected or hidden, it becomes a malfunction and is not visible to the user by the system, but the failure is observed by the system user . In the discussion of system availability, one should answer these questions as to how system failure is detected. What troubles do you have in the time of failure? How long can the system be outside the service? How to prevent a breakdown? And what kind of warning will be given at the time of failure? The most important





issue at the time of the failure is that when the system is repaired . In other words, the availability of the system is operational Time is needed . That is, availability is associated with a fraction of the time that the system is live and running.

The availability of a close relationship with reliability, the more reliability the system is, the more that system will be available and vice versa.

Reliable means the ability of the system to continue operations over time.

Parameters that interfere with this property are both architectural. The average error time is mainly due to the creation of an architecture with high error tolerance, while the error tolerance is achieved by repeating important processing elements and connections in the architecture . The next parameter is the average correction time, the better the architecture, the higher the average failure time, and the addition of processing elements affects the architecture when it's critical.

#### 4- Usability

The usability of this article is how simple the user interface is to the user and satisfies his needs . Usability is a part of utility and includes : The usability is related to how easily a user can handle the job and how much of the system it supports.

#### 5. Variability

Variability is the ability of the system to tolerate changes and repairs in the system . For example, some systems are supported by users and some by the manufacturer and some by both . Suppose a machine detects a failure of a board, sends a message to the manufacturer, and then sends the switch company to the installer and the replacement procedure

#### 6) Stability and stability

The ability of the software system to avoid unwanted effects at the time of modifying and modifying the software system. Here, stability does not mean stable behavior of the system at the time. Stability changes to functionality. This is due to the fact that attempting to modify a low-level system leads to a large risk, leading to system failure. For systems with appropriate characteristics of stability and reliability, the following are recommended:

- Having the ability to change high in the system
- Perform predictive assessment of future changes
- Avoid having central classes or components so that they are accessible from other parts of the program ( or, as long as possible, preventing component changes and central classes )

#### 7) Interoperability

The ability of two or more systems to exchange information with each other and to use this information.

The basic concept recorded in these two features is achieving high interoperability . The need for interoperability should be taken into account in the early stages of the system life cycle ( before or during the design process in the system architecture process.

#### 8) Portability

The definition of portability is as follows : "The ability of a system or component to be easily migrated from a rigorous or soft environment to another environment ." Features that support this feature include:

- Simplicity
- Independence of the software system
- Independence of the device
- Complete and comprehensive

#### 9. Reusability

It means components and products are designed in such a way that they can be used in other computing applications or softwares . This property has the following characteristics :

- Simplicity
- Totality
- Modularity
- Independence of the software system
- Independent of the car

#### 10 - Experimental

The ability to test a software is able to provide facilities to test the criteria and system performance to assess the degree to meet the needs and desires.



## Reference

- Adabi, Hamid " Specialized Registration Rights " , Journals Forest Publishing House, 2010.
- Afsharinia, Tayeb, "Information and Judicial Development " , Center for Judicial Development Studies, Deputy Legal and Judiciary Development, Khorsandi Publishing House, 2010.
- Aleksandrovna Maximova, O & V. Aleksandrovich Belyaev (2017). Generational Indigenation in a Multi-Ethnic and -Religious Society (Tatarstan, Russia). *Opción*, Año 33, No. 84 (2017): 38-64.
- Amid, Hassan, Farsi Farsi Amid, Amir Kabir Publications, 2000.
- Azar Dad Laden, "The Status of Citizenship Rights in Quasi-Judicial Courts " , Forest Publishing, 2010
- Bahador M., Keshtkar, M. M., (2017). Reviewing and modeling the optimal output velocity of slot linear diffusers to reduce air contamination in the surgical site of operating rooms, *INTERNATIONAL JOURNAL OF COMPUTER SCIENCE AND NETWORK SECURITY*, 17 (8), 82-89.
- Bahrami, Dariush, Real Estate Property Rights in Iran, Second Edition, Publishing Sari, Spring 2014  
Fallah, Hamid Reza, " Introduction to Cadastre " , Shahrarar Journal, No. 51, May 2009
- Gerhard Dellsen, translated by: Pourkmal, Mitra, " Cadastral Systems and Land Registration " , Geographical Information Center of Tehran, First Edition, 2007.
- Habibi, " Citizenship and Legal Security Rights " , Journal of Law School, Bar Association, Isfahan, No. 54 , 2011
- Habibi, Behnam, " The Economic Theory of This Time - This Law " , Journal of Law and Politics, Tarbiat Moallem University, 2009
- Heidari, Bahram, " Introduction to Cadastre " , Center for Education and Research, Organization of Registration of Documents and Property, Summer 2007
- Jafari Langroudi, Mohammad Jafar, Expanded in the Terminology of Law, Vol. 1, Third Edition, Ganj Danesh Publication, 2007.
- Jafari Langroudi, Mohammad Jafar, Expanded in the Terminology of Law, Volume II, Third Edition, Ganj Danesh Publication, 2007.
- Jafari Langroudi, Mohammad Jafar, Expanded in the Terminology of Law, Volume 3, Third Edition, Ganj Danesh Publication, 2007.
- Jafari Langroudi, Mohammad Jafar, Expanded in the Terminology of Law, Volume Four, Third Edition, Ganj Danesh Publication, 2007.
- Jafari Langroudi, Mohammad Jafar, Expanded in the Terminology of Law, Vol. 5, Third Edition, Ganj Danesh Publication, 2007.
- Jafari Langroudi, Mohammad Jafar, General Assembly of Civil Law, First Edition, Ganj Danesh Publications, 2000.
- Keshtkar M. M. (2013) Numerical Simulation of Radiative Heat Transfer in a Boiler Furnace Contained with a Non-Gray Gas, *International Journal of Engineering & Technology*, 1(3), 137-148.
- Keshtkar M. M., Ghazanfari M. (2017). Numerical Investigation of Fluid Flow and Heat Transfer Inside a 2D Enclosure with Three Hot Obstacles on the Ramp under the Influence of a Magnetic Field, *Engineering, Technology & Applied Science Research*, 7 (3), 1647-1657.
- Keshtkar, M. (2013) Research Article Simulation of Thermo-Hydraulic Behavior of a Lid-Driven Cavity Considering Gas Radiation Effect and a Heat Generation Zone, *International Journal of Engineering & Technology*, 1(1), 8-23
- Khoeini, Ghafour. "Citizen Rights and Sustainable Development", Saba Cultural Publishing, 1997
- Pacheco, M.M., Ramírez García, A., Martos Ruano, M.D & Anguita López, V (2017). El absentismo escolar en Andalucía (España): balance y propuestas de futuro en el marco de la Unión Europea. *Opción*, Año 33, No. 84 (2017): 65-90  
Pourkmal, Mohammad " Introduction to Cadastre Recognition and Its Uses, Geographical Information Center of Tehran, First Edition, 1998





Rajabi Far, Abbas, " Land Management and Cadastre ", Shahregar Quarterly, 2008

Rendering, Hamid, " Cadastre Lesson ", pamphlet at the National Cadastre Center, 2010

Rostami Bokanini, Ali, Solving Property Problems, Phoenix Publishing, 2012

Sadeghian, Saeed, " Cadastre, its Components and Types ", Geographic Organization of Iran, Volume 6, Issue 23, Autumn 1997

Sampa, Ali, "The Causes of Proceedings in the Iranian Judiciary ", Publishing of Andasheh Works, 2006

Sullivan, Translated by: Ghaderi, Jafar, " Topics in Urban Economics ", Vol. I, Noor Alam Publication, Third Edition, 2009

Tavakkarian, Mahmoud, Real Estate Law, Shine Bineh Publishing House, 2010

Truth, Ali, Real Estate Registration in Iran, Ganj Danesh Publications, 2012

Urban, Gholam Reza, Laws on registration of mortgage documents, publications University Jihad, Allameh Tabatabai Unit, 2015.