

MEDIA INFORMATION

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Property registration in Mumbai, Navi Mumbai, and Nagpur becomes faster and efficient with Model Sub-Registrar Offices

- *Three new technology-enabled Model Sub-Registrar Offices (SROs) launched in Mumbai (Bandra Kurla Complex), Navi Mumbai, and Nagpur*
- *Services include property-related documents such as sale deeds, lease deeds, gift deeds, powers of attorney, and wills, among others*
- *Modern, citizen-centric centres designed to reduce waiting times and simplify the registration process*
- *End-to-end digital infrastructure and streamlined service delivery model to enhance efficiency, transparency and citizen experience*

Building on the successful launch of Maharashtra's first Model Sub-Registrar Office (SRO) in Pune, the Government of Maharashtra, in partnership with VFS Global and WE Excel Software Pvt. Ltd., has expanded the initiative with the launch of three new Model Sub-Registrar Offices in Mumbai (Bandra Kurla Complex), Navi Mumbai and Nagpur.

Residents of Mumbai, Navi Mumbai and Nagpur will now be able to register their property-related documents such as sale deeds, lease deeds, gift deeds, powers of attorney, wills and other documents, in a modern and comfortable environment through newly launched Model Sub-Registrar Offices (SROs).

Designed to make property registration faster, simpler and more convenient, the new centres combine modern infrastructure, digital systems and citizen-focused service delivery to enhance the overall registration experience. The centres seek to improve efficiency, reduce waiting times and ensure greater transparency while maintaining the highest standards of governance and regulatory compliance.

Ravindra Binwade, Inspector General of Registration (IGR), Government of Maharashtra, said, "Following the successful launch of Maharashtra's first Model Sub-Registrar Office in Pune, we are pleased to expand this citizen-centric initiative to Mumbai, Navi Mumbai and Nagpur. These centres have been designed to provide a faster, more transparent and more convenient property registration experience through modern infrastructure, digital systems and streamlined service delivery. By reducing waiting times and enhancing service standards, we are making government services more accessible and efficient for citizens while maintaining strong governance and oversight. This expansion is another important step in our commitment to modernizing registration services across Maharashtra."

In early 2026, VFS Global, in consortium with WE Excel Software Pvt. Ltd., had won a five-year contract from the Inspector General of Registration (IGR) and Controller of Stamps under the Government of Maharashtra to launch 60 state-of-the-art Model Sub-Registrar Offices (SROs) across the state in a phased manner. The consortium will undertake the end-to-end setup of Model Sub-Registrar Offices across Maharashtra, deploying cutting-edge digital infrastructure and trained service delivery teams to modernise property registration services. These centres would be an optional service and government offices will continue to operate.



Enhanced benefits of Model SROs for applicants:

- **Faster turnaround times** through streamlined processes and technology-enabled service delivery.
- **Spacious, modern and fully air-conditioned facilities** designed for a comfortable citizen experience.
- **Comfortable waiting lounges with Wi-Fi connectivity** for added convenience during visits.
- **Robust digital infrastructure and systems** enabling seamless and efficient processing of registrations.
- **Trained service delivery executives** available to guide and assist citizens throughout the process.
- **Citizen-friendly amenities**, including refreshments and water dispensers, to enhance comfort and convenience.
- **Transparent and efficient service environment** focused on improving the overall property registration experience.
- **Customer-centric service model** combining technology, infrastructure and professional support to deliver a modern registration service experience.

Centre details

Model Sub-Registrar Office – Mumbai (Bandra Kurla Complex)

- Address: Unit No. 309-A, 3rd Floor, Trade Center, Bandra Kurla Complex (BKC) Mumbai, MH, 400051
- Business Hours: 1000 hours to 1800 hours

Model Sub-Registrar Office – Navi Mumbai

- Address: 104, Ground Floor, A wing, Building no. 7, Millennium Business Park, Sector 2, Mahape, Navi Mumbai, MH, 400710
- Business Hours: 1000 hours to 1800 hours

Model Sub-Registrar Office – Nagpur

- Address: 1st Floor, Crosswind Building, Plot No, 380c Corp. House No. 1019, North Ambazari Road, Gandhi Nagar, Opposite Wockhardt Hospital, Near Dharampeth, Nagpur, MH, 440010
- Business Hours: 1000 hours to 1800 hours

Model Sub-Registrar Office – Pune

- Address: Office No. 14, 4th Floor, Revolution Mall, Paschkmanagari, Kothrud, Pune, MH, 411038
- Business Hours: 1000 hours to 1800 hours

For more information, visit <https://igrmaharashtra.gov.in/>. After completing Public Data Entry (PDE) on website and payment through Pay 2 IGR (<https://pay2igr.igrmaharashtra.gov.in/PTI/>), appointments can be booked via e-Step In: <https://appl2igr.maharashtra.gov.in/TokenBooking/TokenBook.aspx>.



About VFS Global

As the global leader in trusted technology services, empowering secure mobility for governments and citizens, VFS Global embraces technological innovation, including Generative AI, to support governments and diplomatic missions worldwide. The company manages non-judgmental and administrative tasks related to applications for visa, passport, and consular services for its client governments, increasing productivity and enabling them to focus entirely on the critical task of assessment.

With a responsible approach to technology development, adoption and integration, the company prioritises ethical practices and sustainability while serving as the trusted partner to 71 client governments. Operating over 4,300 Application Centres in 170 countries, VFS Global has efficiently processed more than 567 million transactions* since 2001.

Headquartered in Zurich and Dubai, VFS Global is majority owned by Blackstone, the world's largest alternative asset manager, along with minority shareholders including Swiss-based Kuoni and Huentobler Foundation, Singapore based Temasek and UAE based Dubai Holdings.

** Comprising 349.06 million transactions by VFS Global and 218.52 million transactions by CiX Citizen Experience*

About WE Excel Software

We Excel believes technology should create meaningful change. Since 2006, the company has been driving large-scale digital transformation across e-governance, enterprise solutions, and industry-specific innovations. The company focuses on making businesses more efficient, governments more accessible, and services more inclusive. What sets We Excel apart is its people-first approach. By collaborating with both public and private sectors, the company designs solutions that simplify operations, empower individuals, and deliver real-world impact. From streamlining government services to enabling skill development, We Excel's work goes beyond automation—it's about building progress that lasts. For more, visit <https://weexcel.in/about/>.

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