

Urban eSakor
Consent Management Module

User Guide

For Citizens & Certified Land Conveyancers

National Land Commission Secretariat
Royal Government of Bhutan

1. Introduction

The Consent Management module in Urban eSakor makes sure that everyone with a stake in an urban land or property transaction — co-owners, family members, flat owners, transferees, witnesses, guardians, power-of-attorney holders and Certified Land Conveyancers (CLCs) — records their consent before the transaction can proceed. This protects the rights of all parties, including in multi-unit buildings and flats in Thromde (municipal) areas.

This guide is for **citizens (land owners) and Certified Land Conveyancers** who use the eSakor portal to seek consent, grant consent, and initiate transactions.

Who takes part in a transaction

Role	Description
Citizen / Land Owner	A property owner who seeks consent from other parties, grants consent on requests sent to them, and initiates transactions.
Certified Land Conveyancer (CLC)	A licensed professional who can be authorised to help a citizen carry out a land transaction through the eSakor portal.
Co-owner / Joint Owner	Another registered owner of the same property whose consent is required.
Family Member	A household member recorded under the same census (Civil Registration and Census), whose consent is required for family-owned thrams.
Flat Owner	An owner of a specific flat or unit in a building whose consent is required.
Transferee	The party receiving the property, whose consent is required.
Witness	A person who witnesses the transaction (Transferor Witness or Transferee Witness).
Guardian	A legal guardian who consents on behalf of a minor transferee (under 18).
Power of Attorney	A person authorised to act and consent on behalf of a party who cannot do so directly.

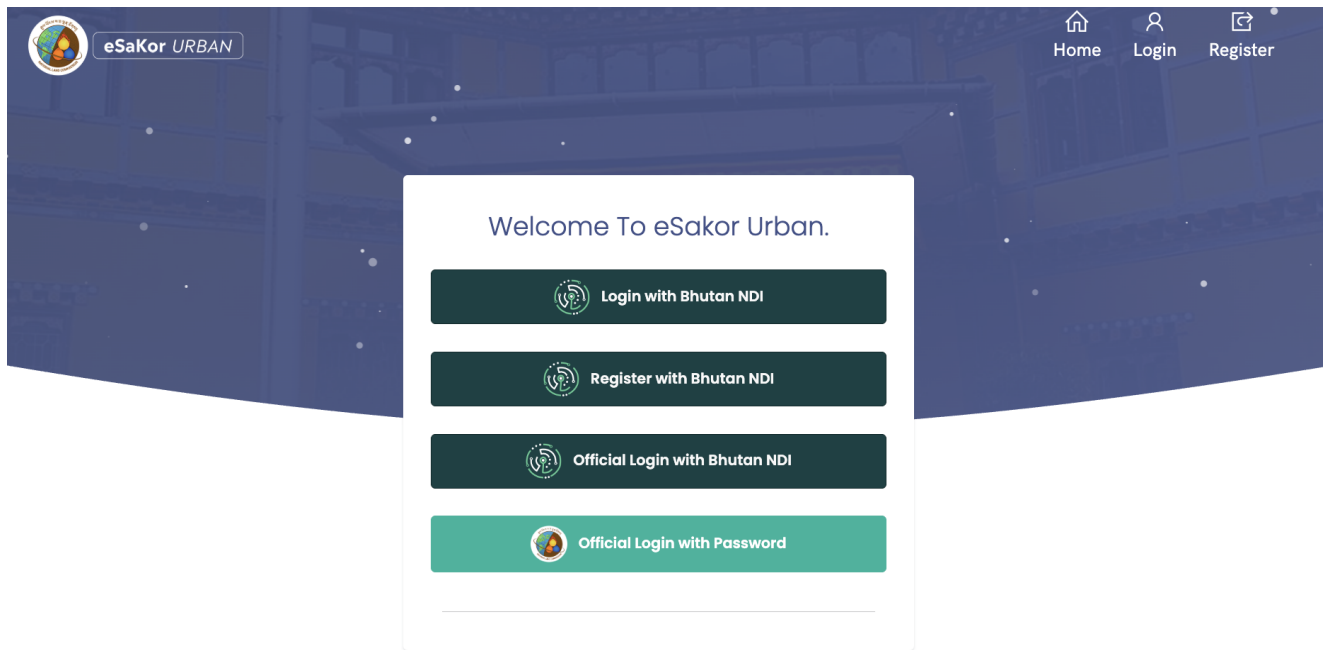
2. Getting Started & Login

Logging in (Citizens and CLCs)

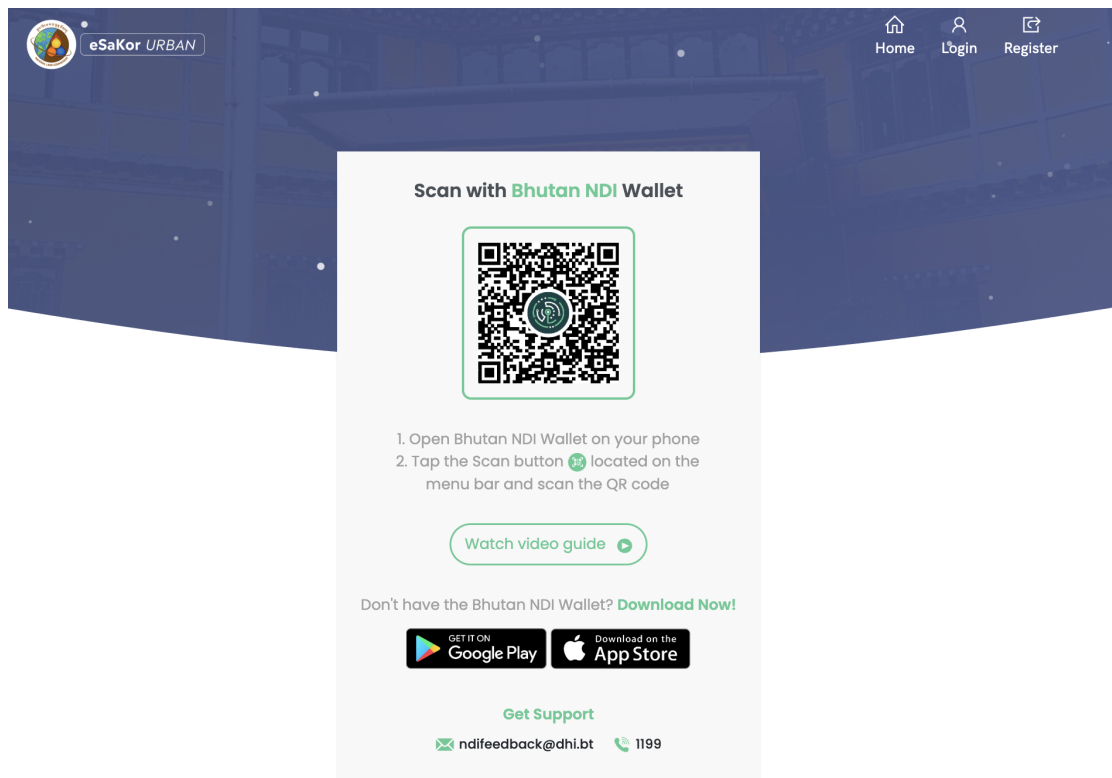
Citizens and CLCs sign in with their **Bhutan NDI** (National Digital Identity) by scanning a QR code.

1. Open your web browser and go to the Urban eSakor web address.
2. On the login page, select **Login with Bhutan NDI**.
3. A QR code is displayed on the screen.
4. Open the Bhutan NDI app on your phone and scan the QR code.
5. Approve the request in the app. You are then signed in — your CID is read from your NDI credentials.

Note: If you have not registered with Bhutan NDI yet, select **Register with Bhutan NDI** on the login page to get started.



Login page with the "Login with Bhutan NDI" button

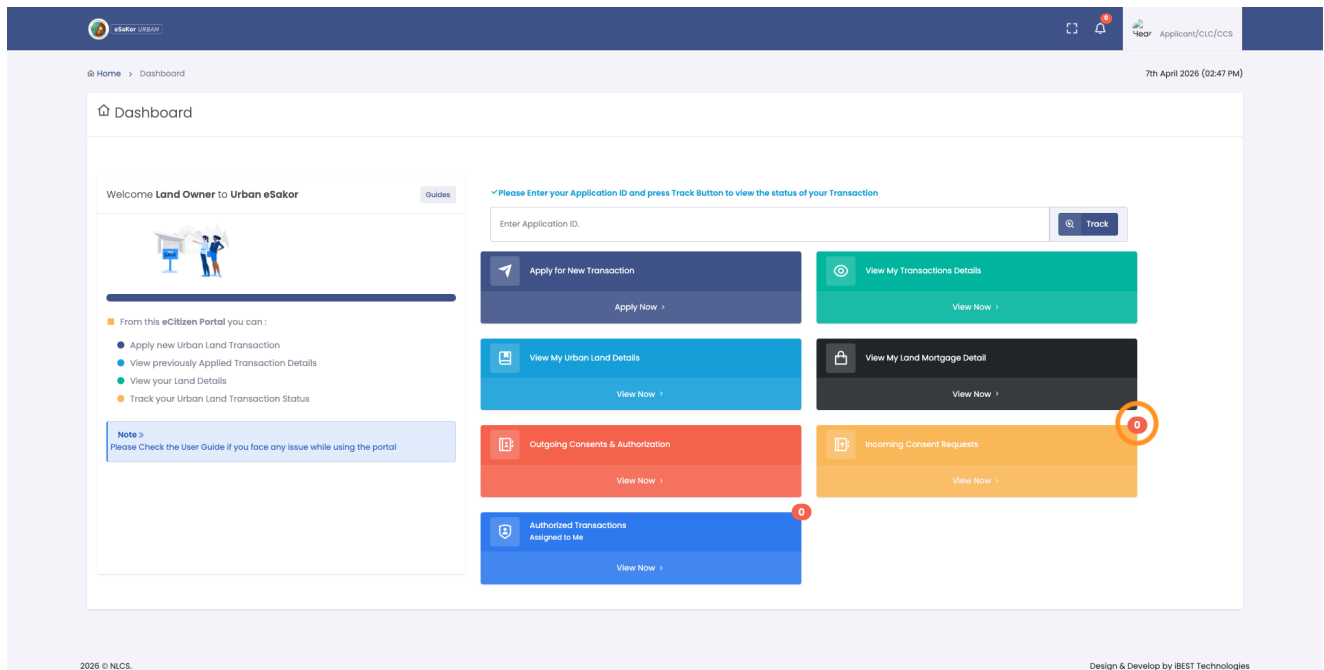


QR code displayed for scanning

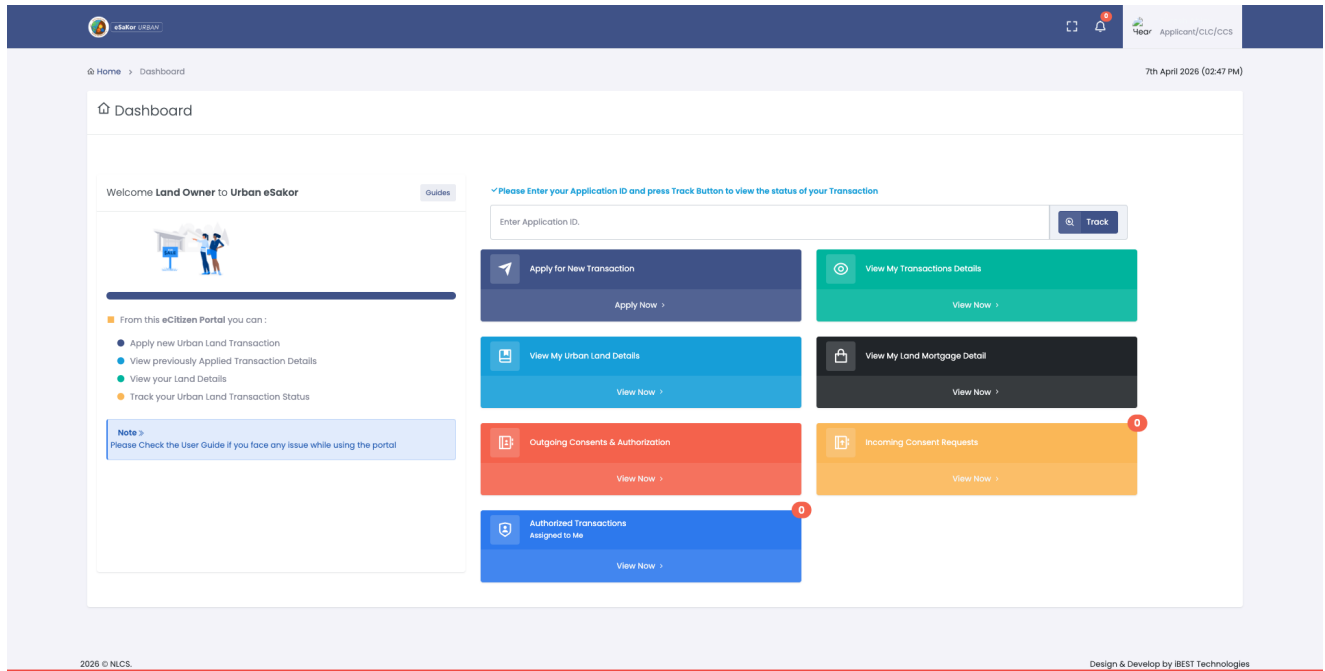
3. Your Dashboard

After signing in, citizens see a dashboard with the following cards:

Dashboard card	What it is for
Apply for New Transaction	Start a new land or property transaction application.
View My Transaction Details	See all your transaction applications and their current status.
View My Urban Land Details	See your registered urban land holdings in Thromde areas.
View My Land Mortgage Detail	See details of any mortgages recorded on your land.
Outgoing Consents & Authorization	See the authorisations you have created — where you, as the property owner, are seeking consent from others.
Incoming Consent Requests	See consent requests awaiting your approval — where others need your consent. A badge shows the number of pending requests.
Authorized Transactions Assigned to Me	See transactions you have been authorised to carry out on an owner’s behalf (mainly for CLCs). A badge shows the number of pending items.



Citizen dashboard with the menu cards



Badge showing the number of pending consent requests

CLC Dashboard

A Certified Land Conveyancer sees a dashboard focused on the transactions they handle:

Dashboard card	What it is for
Apply for New Transaction	Initiate a transaction for a citizen who has authorised you.
Authorized Land Details for Transaction	View the land or property you are authorised to transact.
Search Application by CID	Find existing applications using a citizen’s CID.

Welcome **Land Owner** to **Urban eSakor** [Guides](#)

⌵ Please Enter your Application ID and press Track Button to view the status of your Transaction

Enter Application ID.

Apply for New Transaction
Apply Now >

View My Transactions Details
View Now >

View My Urban Land Details
View Now >

View My Land Mortgage Detail
View Now >

Outgoing Consents & Authorization
View Now >

Incoming Consent Requests
View Now >

Authorized Transactions Assigned to Me
View Now >

Search Application by CID
View Now >

From this eCitizen Portal you can :

- Apply new Urban Land Transaction
- View previously Applied Transaction Details
- View your Land Details
- Track your Urban Land Transaction Status

Note >
Please Check the User Guide if you face any issue while using the portal

CLC dashboard

4. Seeking & Granting Consent

Before a transaction can be initiated, consent must be obtained from all the parties involved. This section explains how to seek consent and how each party grants it.

4.1 Initiating Consent

The property owner first creates an **Authorization Record**. This record is the foundation for the transaction.

Step 1 — Open your land details

From the dashboard, find the **View My Urban Land Details** card and select **View Now**. The "View Urban Land Details" page opens, listing all the thrams registered under your CID.

The dashboard shows a welcome message to a Land Owner and a list of services. The 'View My Urban Land Details' card is highlighted with a red box. Other cards include 'Apply for New Transaction', 'View My Transactions Details', 'View My Land Mortgage Detail', 'Outgoing Consents & Authorization', 'Incoming Consent Requests', and 'Authorized Transactions Assigned to Me'.

The "View My Urban Land Details" card on the dashboard

Step 2 — Choose the property

Find the specific thram, plot, flat or land-share you want to authorise, and select **Seek Consent** against it.

The 'View Urban Land Details' page displays land details registered under CID No. 11307001988. It lists three thrams and a table of plot details. The 'Seek Consent' option is highlighted for each thram and the plot details table.

Sl. No.	Plot ID	Tos Area (In sqft)	Kasho Area	Precinct	Map
31	CHI-1011	13	0	Urban Village-1, Sub-1	

Land details page with the Seek Consent option

Note: Only the transaction types and sub-transaction types that apply to the chosen scope appear. For example, when seeking consent at the thram level, only the options valid for a whole thram are offered.

Step 3 — Complete the Authorization Form

1. On the Authorization Form, select the **Transaction Type** and **Sub-Transaction Type**.
2. Tick the specific plot(s), flat or land-share you want to include.
3. Add any **Remarks** if needed.

4. Select **Request Consent** to create the authorization record.

Authorization for Plot(s) under Thram: 1719|Bumthang|Chamkhar

Transaction Type* Sub Transaction Type*

Plot Details [Selected plot(s) to authorize]

<input type="checkbox"/> All	PlotID	Area(Sqft)	Land Type[Plot Category]	Transaction Area
<input type="checkbox"/>	CH-1011	13	[Normal]	

Remarks

Authorization form

4.2 Seeking Consent (Outgoing Consents)

From the dashboard, select **View Now** under **Outgoing Consents & Authorization**. This opens the outgoing consents page, where you manage the parties for each authorization.

Outgoing Consents & Authorization

10 entries per page

SI.No.	Thram	Plot	Flat	Authorization Scope	Area	Allowed Transaction Type	Status	Application No	Action
1	895 Samdrup Jongkhar Samdrupjongkhar			Thram		Change of Thram Ownership Type * From Individual to Family Land	Pending		Actions

Showing 1 to 1 of 1 entry

Outgoing Consents page

When you create the authorization, the system pre-populates the parties it can identify:

- **Co-owners (Joint Ownership):** all other owners on the thram are added as parties (you, as the seeker, are not added to your own request).
- **Family members:** for family-owned thrams, household members are taken from the census, excluding minors under 18 and excluding yourself.

10 entries per page

▲	SI.No.	Thram	Plot	Flat	Authorization Scope	Area	Allowed Transaction Type	Status	Application No	Action
+	1	297 Para Pathrom			Thram		Change of Thram Ownership Type » From Individual to Family Land	Consent Granted	08262000	Actions
-	2	7312 Thimphu Babesa			Thram		Change of Thram Ownership Type » From Family Land to Individual	Pending		Actions

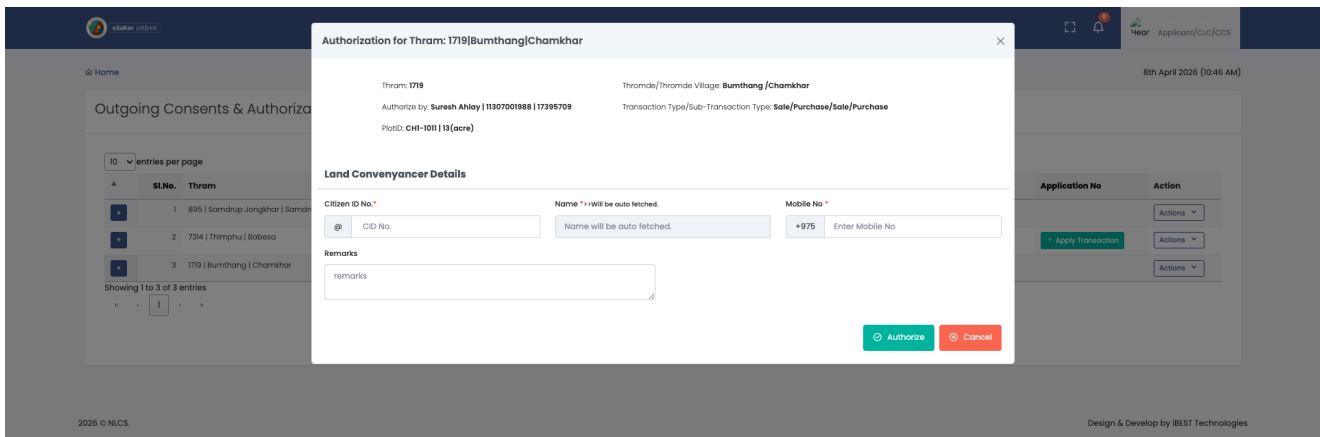
#	Name	CID	Mobile No	Involvement	Status	Action
1	Nala	11107007071		Family Member	Pending	Actions
2	Kezang Dema	11107007072		Family Member	Pending	Actions
3	Dorji	11107007074		Family Member	Pending	Actions
4	Animo	11107007075		Family Member	Pending	Actions
5	Cheni Zangmo	11107007076		Family Member	Pending	Actions
6	Kelzang Lhamo	11107007077		Family Member	Pending	Actions
7	Dechen Pemo	11107007078		Family Member	Pending	Actions
8	Thinley Chezom	11107007079		Family Member	Pending	Actions
9	Tashi Dorji	11107008137		Family Member	Pending	Actions

Pre-populated parties (co-owners and family members)

Adding facilitators and other parties

After the request is created, add any remaining parties — such as a CLC, witnesses or transferees:

1. Go to **Outgoing Consents & Authorization** and find your record.
2. Select **Action**, then **Take Action**.
3. To add a CLC, select **Authorize Land Conveyancer** and enter the CLC's CID.
4. To add a Transferor Witness, Transferee or Transferee Witness, select the matching option and enter their CID.



Adding a Certified Land Conveyancer

Note: A CLC you add receives the request in their **Incoming Consent Requests** and must accept it before they can act on your behalf.

Once the parties are added, the authorization is created with a status of **Pending**. Each party receives the request in their **Incoming Consent Requests**, and you can follow the progress from **Outgoing Consents & Authorization**.

Outgoing Consents & Authorization

SI.No.	Thram	Plot	Flat	Authorization Scope	Area	Allowed Transaction Type	Status	Application No	Action
1	2487 Sarpang Gokling			Thram		Change of Thram Ownership Type » From Family Land to Individual	Cancel		Actions
2	2487 Sarpang Gokling	HIL-5802	Plot			Sale/Purchase » Sale/Purchase	Completed	145260001	Actions
3	4554 Sarpang Samtenling	BHU-8992	Plot			Gift » Gift	Consent Granted	Apply Transaction	Actions
4	1334 Tsarang Mendreigang	MEN-2946	Plot			Gift » Gift	Fully Authorized	18260001	Actions
5	1033 Sarpang Sengge			Thram		Change of Thram Ownership Type » From Individual to Family Land	Consent Granted	Apply Transaction	Actions
6	4439 Bumthang Chhoeikhor	CHR-10633	Plot			Sale/Purchase » Sale/Purchase	Pending		Actions
7	859 Bumthang Tang	TNO-5532	Plot			Gift » Gift	Cancel		Actions

Showing 1 to 7 of 7 entries

Outgoing authorization list with status tracking

4.3 Granting Consent (Incoming Consent Requests)

When someone seeks consent that involves you — as a co-owner, family member, transferee, witness or CLC — the request appears in your **Incoming Consent Requests** card (with a badge showing the pending count).

1. From the dashboard, open **Incoming Consent Requests**.
2. The table lists each pending request with the thram/plot/flat, the allowed transaction type and scope, the transaction area, your involvement (for example Joint Ownership, Family Member or Transferee Witness), who is seeking consent, and the current status.
3. Find the request and select **Action**, then **Take Action**.
4. A dialog opens showing your relationship to the transaction, the authorization details and a Remarks box.
5. Choose **Confirm** or **Reject**, add any remarks, and submit.

Authorized Transactions Assigned to Me

SI.No.	Thram Detail	Plot	Flat	Transaction Area	Allowed Transaction Type	Authorization Scope	Status	Authorized By	Application No	Action
1	895 Samdrup Jongkhar Samdrupjongkhar				Change of Thram Ownership Type » From Individual to Family Land	Thram	Pending	Suresh Ahlay[11307001888 17395709]		Actions

#	Name	CID	Mobile No	Involvement	Status	Action
1	Jangchub Dorji	11107007080	17234567	Transferor Witness	Rejected	Actions
2	Lobzang Dema	11107007081		Transferor Witness	Pending	Actions
3	Sherab Dorji	11107008138		Transferor Witness	Pending	Actions
4	Sonam Tobgay	11107007042	17532227	Transferee Witness	Pending	Actions
5	Jangchub Dorji	11107007080	17815507	Land Conveyancer	Consent Granted	Actions

Showing 1 to 1 of 1 entry

Incoming Consent Requests table

Confirm your Consent as Family Member

You are about to confirm your role as **Family Member** for a **Change of Thram Ownership Type (From Family Land to Individual)** transaction related to Thram under **Babesa Thomde Village, Thimphu Thomde**.

Remark

Confirm
Reject
Cancel

Consent action dialog with Confirm and Reject

The screenshot shows the eSakor URBAN interface. At the top right, a green notification box says "Success Successful". Below it, the page title is "Incoming Consent Requests". There is a dropdown for "entries per page" set to 10. A table lists 5 consent requests, all with a status of "Consent Granted".

Sl.No.	Thram Detail	Allowed Transaction Type	Authorization Scope	Plot	Flat	Transaction Area	Involvement	Seeking Authorization By	Status	Action
1	900 Trash YangtselDoksum	Flat Transfer » Sale Purchase	Flat	DSI-212 4500	DSI-212-1-2 (PLR: 200)		Transferor Witness	Cheku 1160700233 1174558892	Consent Granted	Actions
2	1776 ThimphulChangzamtog	Sale/Purchase » Sale/Purchase	Plot	CZI-544 640951		640951	Transferor Witness	Cheku 1160700233 1174558892	Consent Granted	Actions
3	297 Paro Pathrom	Change of Thram Ownership Type » From Individual to Family Land	Thram				Power of Attorney	Jangchub Dorj 11107007080 17841282	Consent Granted	Actions
4	1718 Bumthang Chamkhar	Sale/Purchase » Sale/Purchase	Plot	CHI-1010 2000		1000	Transferor Witness	Jangchub Dorj 11107007080 17841282	Consent Granted	Actions
5	7315 Thimphul Babesa	Sale/Purchase » Sale/Purchase	Plot	BAI-1158 12		2	Transferee	Jangchub Dorj 11107007080 17841282	Consent Granted	Actions

Showing 1 to 5 of 5 entries

Confirmation message after consent is granted

4.4 Guardian Consent (for Minor Transferees)

When a minor (under 18) is a transferee, a **Guardian** consents on their behalf. When a minor transferee is added, the guardian is linked to that minor.

- The guardian receives the request in their **Incoming Consent Requests**, showing the relationship as "Guardian" and the minor's name and CID for reference.
- When the guardian confirms or rejects, every linked minor-transferee record is updated to the same status automatically, and the change is recorded in the log as "Auto-updated via Guardian consent".
- The guardian does not need to act separately for each minor — linked minors are synchronised automatically.

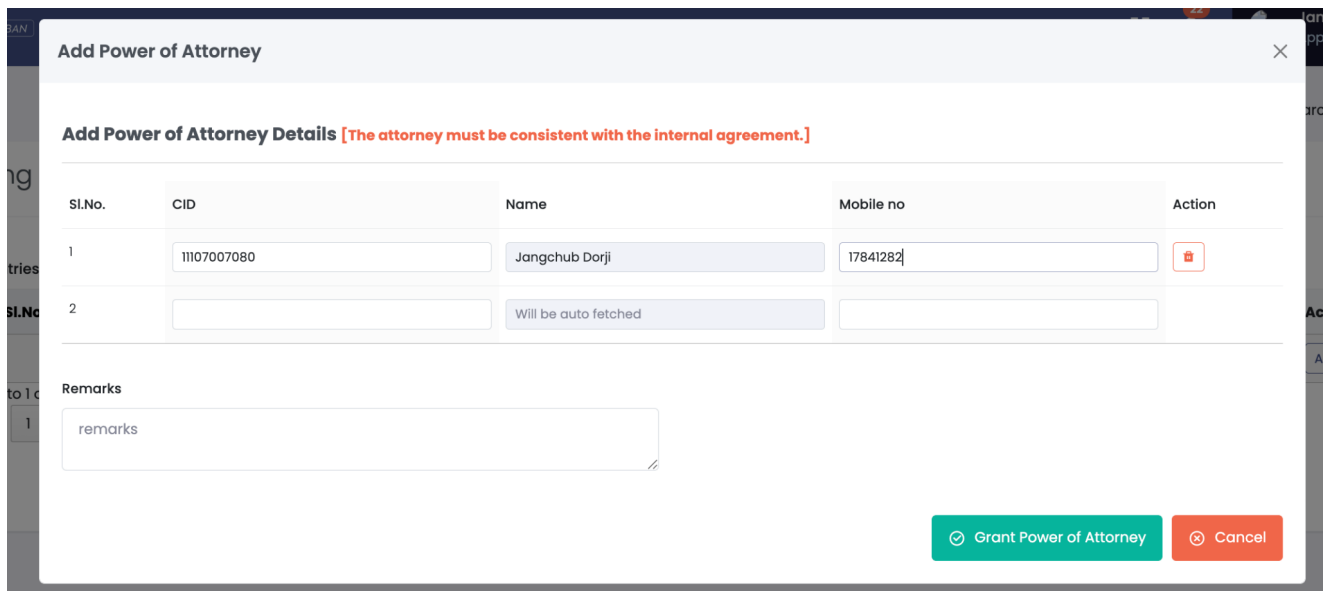
4.5 Power of Attorney (POA) Consent

When a party cannot give consent directly, a Power of Attorney holder can be added.

Adding a Power of Attorney

1. From the authorization details, select **Add Power of Attorney**.
2. Enter the POA holder's CID and mobile number.
3. A delegated authorization of type "Power of Attorney" is created with status **Pending**.

Note: The system prevents adding the same active POA twice. If a POA was previously rejected, the request can be sent again.



Sl.No.	CID	Name	Mobile no	Action
1	11107007080	Jangchub Dorji	17841282	
2		Will be auto fetched		

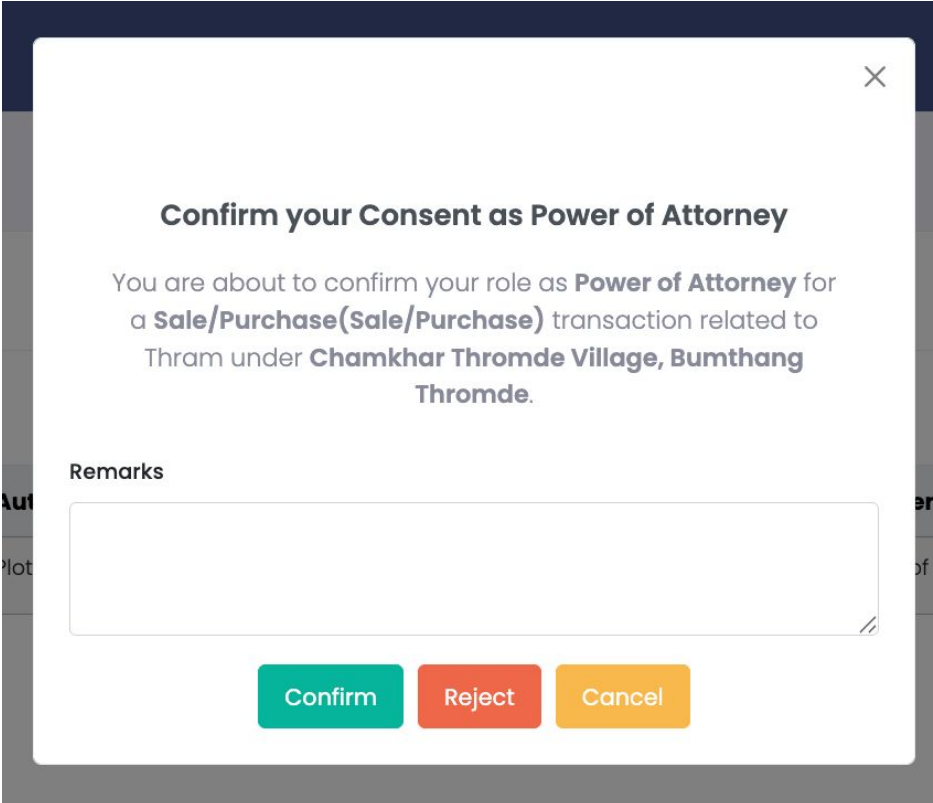
Remarks

remarks

Add Power of Attorney form

The POA granting consent

The POA holder sees the request in their **Incoming Consent Requests** and confirms or rejects it like any other party.

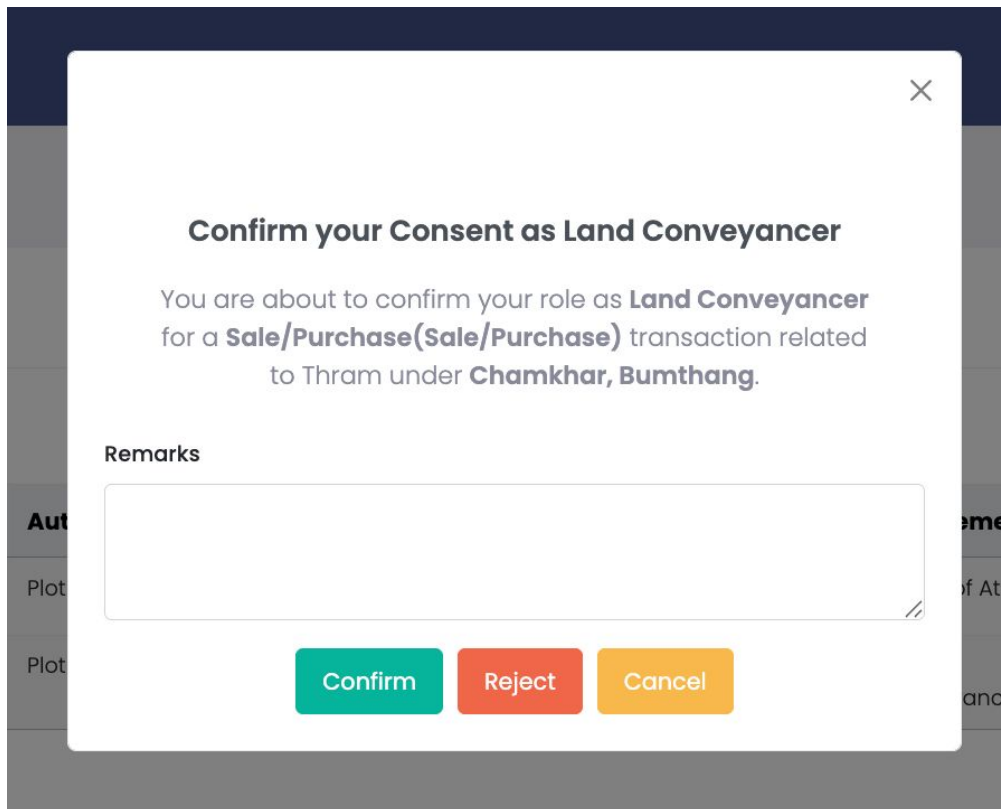


The image shows a modal dialog box with a dark blue header and a white body. In the top right corner, there is a close button (an 'X' icon). The main heading is "Confirm your Consent as Power of Attorney". Below this, the text reads: "You are about to confirm your role as **Power of Attorney** for a **Sale/Purchase(Sale/Purchase)** transaction related to Thram under **Chamkhar Thromde Village, Bumthang Thromde**." There is a text input field labeled "Remarks" with a small icon in the bottom right corner. At the bottom of the dialog, there are three buttons: "Confirm" (green), "Reject" (red), and "Cancel" (orange).

Power of Attorney consent dialog

4.6 CLC Consent

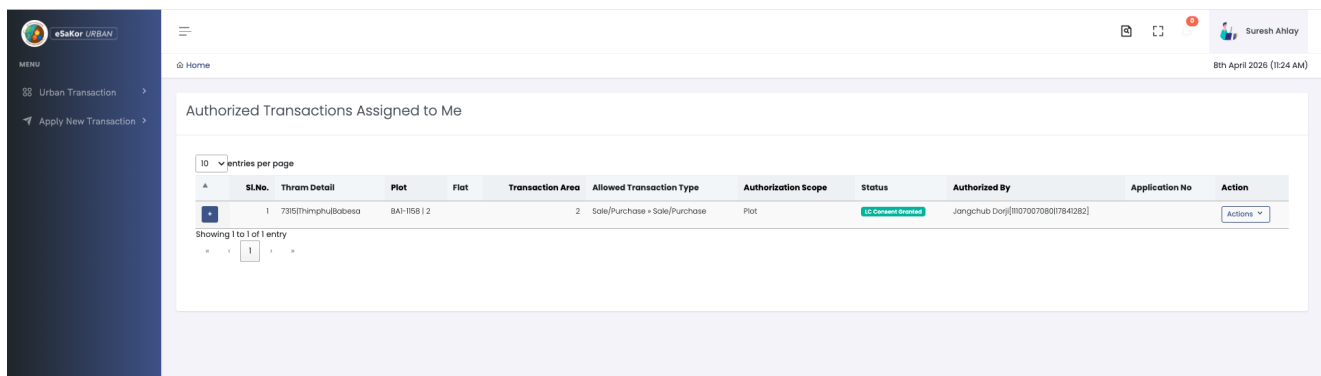
When a CLC is involved, their consent is recorded through a separate CLC authorization entry. The CLC sees the request in their **Incoming Consent Requests** and confirms or rejects it.



CLC consent dialog

CLC — viewing authorised land details

From the CLC dashboard, open **Authorized Land Details for Transaction** to see every property where you have been granted CLC authorization. Use this to initiate transactions for citizens.



CLC authorised land details

5. Initiating a Transaction

Once the required consents are granted, the citizen or CLC can initiate the transaction.

5.1 Selecting the Authorization

You select the authorization at the very start of a transaction.

1. From the dashboard, select **Apply for New Transaction**.
2. Select the **Thromde** and **Thromde Village**.
3. Select the **Transaction Type** and **Sub-Transaction Type**.

If consent is required, the system shows the authorizations that are available to use. An authorization appears when it:

- matches the sub-transaction type and Thromde Village
- lists you as the owner or as the linked CLC
- has the status **Consent Granted** or **LC Consent Granted**
- matches the scope (regular or land-share)

Select the authorization(s) to use, then select **Save & Proceed Transaction** to create the transaction.

Register Transaction for Sale/Purchase ✕

Sub Transaction Type *

Sale/Purchase
▼

Thromde *

Thimphu
▼

Thromde Village *

Changzamtog
▼

Land Share Transaction

To add new co-owners to an existing Joint Thram, use the 'Land Share Transaction' option. If your intention is to create a new Thram for the Transferee, please avoid selecting this option.

ⓘ This transaction requires consent authorization. Please select the applicable authorization(s) below.

<input checked="" type="checkbox"/>		Sl.No.	Thram Detail	Plot	Flat	Transaction Area	Allowed Transaction Type	Authorization Scope	Status	Authorized By
<input checked="" type="checkbox"/>	+	1	7289 Thimphu Changzamtog	CZ1-1255		2000	Sale/Purchase	Plot	Consent Granted	Jangchub Dorji [1107007080]

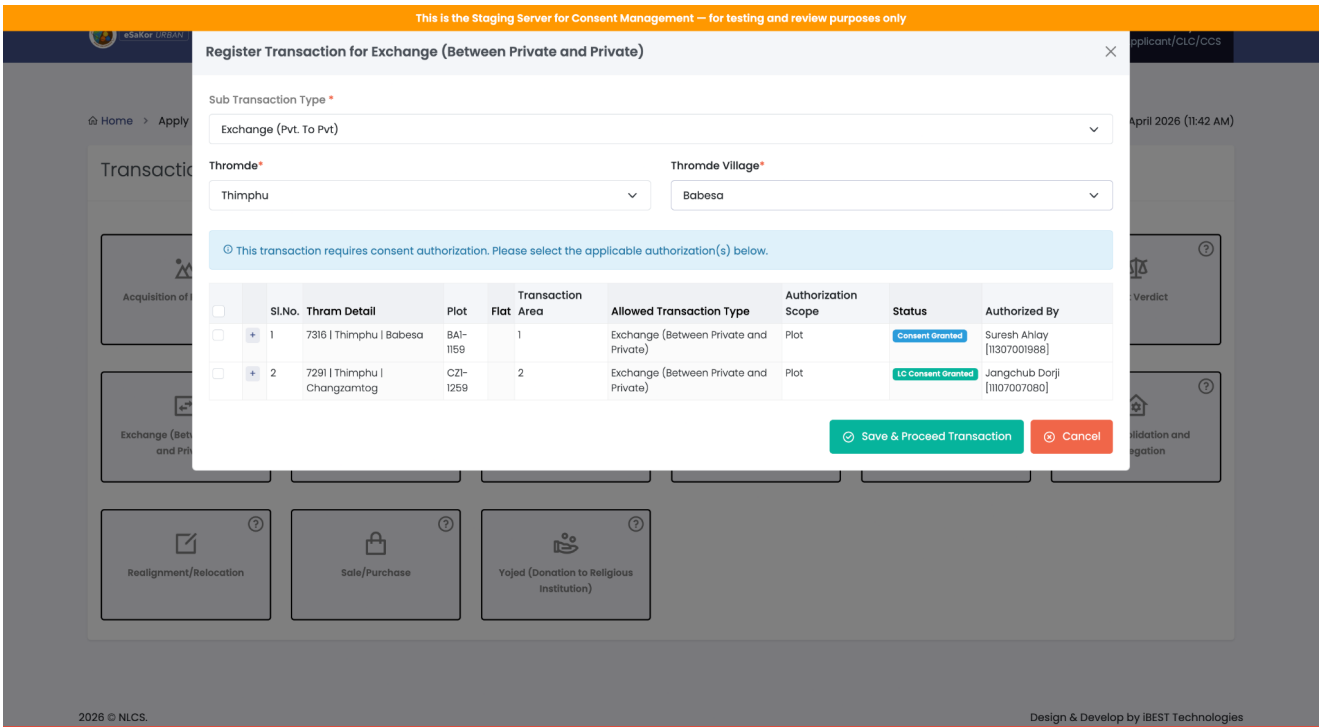
✔ Save & Proceed Transaction

✕ Cancel

Authorization selected for the transaction

Note: If no authorization is available, the message "Authorization/consent is required. Please seek authorization first." appears. Go to **Outgoing Consents & Authorization** to seek consent first.

Transactions involving more than one owner: when two or more thrams, plots or flats belong to different owners, every owner must seek consent, and consent must be granted to the same CLC (or to one of the owners) who will carry out the transaction. When the transaction is initiated, all the relevant authorizations are shown and must all be selected.



A transaction involving multiple authorizations

5.2 Step 1 — Party Details

Add all the parties. The system fetches names from the Census service and checks each party against the selected authorization.

Adding the Transferor / Land Owner

Enter the CID; the name (in English and Dzongkha) is fetched automatically from the Census service. The name and mobile number are validated against the authorization, and only the authorised thrams are available to choose from.

Sale/Purchase | 14262031 | Initiated[View Activity Log](#)

Transaction No: 14262031

Transaction Type/Sub-Transaction Type: Sale/Purchase/Sale/Purchase

Application Date: 2026-03-30

Thromde/Thromde Village: Thimphu /Changzamtog

[+ Add Transferor/Transferee](#)[Edit Transaction](#)

Sl.No.	Party	Mobile Email	Thram	Ownership Type	WitnessName CID Mobile	Lagthram Collection point	Action
No Data							

[Abort Transaction](#)[NEXT](#)*Adding the parties to the transaction*

Add Transactor Details

Select Transaction Party*

Transferor/མཐོང་ལེ

Owner Category*

 Individual Firm/Institution/Corporation

Personal Information

Citizen ID No.*

@ 11107007080

Name *>>Will be auto fetched.

Jangchub Dorji

Name Dzongkha *>>Will be auto fetched.

ཇང་ཇུབ་ འོ་རྟེ།

Entering a CID with auto-fetched census details

Adding the Transferee

Enter the CID; the name is fetched from the Census service and checked against the authorization. If the transferee is a minor (under 18), the system detects this and prompts for the guardian's details.

Select Land Owner*

Land Owner/མའི་རྒྱུན་བདག།

Owner Category*

 Individual Firm/Institution/Corporation

Personal Information

Citizen ID No.*

@ 11107008611 !

Name *>>Will be auto fetched.

Name will be auto fetched.

Name Dzongkha *>:

Name will be auto

Not eligible. Should be minimum of 18 years old.

No authorized thram found. Please ensure the land owner has granted consent.

The system detecting a minor transferee

Adding Witnesses

Enter each witness's CID; the name is fetched from the Census service and checked against the authorization.

Witness Details

Citizen ID No.*	Name **>>Will be auto fetched.	Witness Mobile No *
@ 11607002331	Cheku	+975 17432227

Witness CID entry with auto-fetched census details

5.3 Step 2 — Transaction Details

Every property and area choice is filtered and validated against the authorization(s) you selected.

Transaction category

Category	Description
Land	Plots only.
Flat/Building	Flats and building units.

Selecting the property

- Thrams — only authorised thrams appear
- Plots — only plots linked to the authorised thrams
- Buildings — only authorised buildings
- Flats — only authorised flats within those buildings

Contact Details

Mobile Number*	E-mail(Optional)
+975 17841282	jangchubdorji17@gamil.com
Thram *	Thram Ownership Type*
7289	Individual Ownership

Property selection filtered by the authorization

Transaction area

- Area type: Normal Area, Kasho Area, or Both
- Solid Plot or Sub-Divide
- Enter the transaction area — it is validated against the limits in the authorization
- For Kasho: choose Sub-Divide (Yes/No) and enter the Kasho transaction area

Add Transaction Details (Plot Wise) ✕

Nature of Transaction*

Transferor Thram No* **Plot ID*** **Plot Name** >> Will be auto fetched.

Net Area >> Will be auto fetched. **Kasho Area** >> Will be auto fetched.

Transaction Details

Select the area for trasaction: *
 Normal Area (Total Area - Kasho Area) Kasho Area Both (Normal + Kasho)

Solid Plot/Sub-Divide* Solid Plot Sub-Divide Plot **Transaction Area *** **Transferee Details ***

Cost Of Land **Surveyor ***

Remarks

*Note : If you are transferring the whole plot, enter the same area and please use this remarks section to help the officials at thromde_village or Dzongkhag or NLCS to better understand your transaction.

Transaction area entry

For flat transactions

Select the authorised building and flat, then enter the **Flat Number**, **Proportionate Land Right** and **Flat Cost**. Add the flat owners (names are fetched from the Census service).

Register Transaction for Flat Transfer ✕

Sub Transaction Type *

Thromde* **Thromde Village***

ⓘ This transaction requires consent authorization. Please select the applicable authorization(s) below.

	SI.No.	Thram Detail	Plot	Flat	Transaction Area	Allowed Transaction Type	Authorization Scope	Status	Authorized By
<input checked="" type="checkbox"/>	+	1	7282 Thimphu Langjophakha	LJ-391	F4	Flat Transfer	Flat	Consent Granted	Jangchub Dorji [11107007080]

Selecting the authorised flat

Add Transaction Details (Flat Wise)

Transferor Thram No*

Thram: 7282|Jangchub Dorji

Plot ID*

LJ1-391

Building No. *Select Building No.

1234

Flat No. *Select Flat No.

F4

Proportionate Land Right *

230

Flat Ownership Type *

Individual Ownership

Entering the flat details

Flat Owner Details

Sl.No.	Owner CID	Owner Name [Eng]	Owner Name [Dzo]	Owner Contact Number
1	11107007080	Jangchub Dorji	ཇང་ཅུབ་དོ་རྟེ།	

Adding a flat owner by CID

5.4 Step 3 — Attachments

1. Select the **Document Type** (the list is filtered by transaction type and your role).
2. Upload the document. Accepted formats are PNG, JPG, JPEG, PDF, ZIP, RAR, FLD and CRD, up to 5 MB each.
3. Repeat for every required document.

Upload Attachments ✕

Select Document Type (Maximum file size is 5MB)*

No Objection Certificate ▾

Select Document*

Choose File yyyyy.pdf

Remarks

test

*Note : If the file type is not available you can select other or try dragging from side for seeing all the available file types.

✔ Save ✕ Cancel

Attachment upload

5.5 Step 4 — Review & Submit

Step 4 becomes available once Steps 1, 2 and 3 are complete.

Review

The system shows a summary of all the parties, the transaction details and the attachments.

Sale/Purchase | 14262031 | Initiated

[View Activity Log](#)



Transaction No: 14262031
Application Date: 2026-03-30

Transaction Type/Sub-Transaction Type: Sale/Purchase/Sale/Purchase
Thromde/Thromde Village: Thimphu /Changzamtog

Applicant Details

Sl.No.	Party	Mobile Email	Thram	Ownership Type	WitnessName CID Mobile	Lagthram Collection point	Action
1	Transferor Jangchub Dorji འགྲུབ འཇམ་འཇམ་ལྷ་མོ། 11107007080	17841282 jangchubdorji7@gmail.com	7289	Individual Ownership (Thram Ownership Type)	Cheku 11607002331 17432227	Headquarter Office (Kawangjangsa, Thimphu)	<input checked="" type="checkbox"/> <input type="checkbox"/>
2	Transferee Pema Lepcha ཤེལ་ལེཤ་ལྷ་མོ། 10211004297	17532227 Email not given		Individual Ownership (Thram Ownership Type)	Kingyelma 11107007085 17260013	Headquarter Office (Kawangjangsa, Thimphu)	<input checked="" type="checkbox"/> <input type="checkbox"/>

Transaction Details

Sl.No.	Thram	Nature of transaction	PlotID Plot Name	Precinct	Plot Area Kasha Area	Transaction Area Kasha Transaction Area	Sub-Divide Kasha Sub-Divide	Transferee Detail(s)	Valuation Remarks	Action
1	7289	Land	CZ1-1255I	Urban Village-1, Sub-1	5000 0	2000 0	Sub-Divide Plot No	Pema Lepcha 10211004297	50000 test	<input checked="" type="checkbox"/> <input type="checkbox"/>

File Attachments Attach Files

- No Objection Certificate_20260330171845.pdf | Monday 30th of March 2026 05:18:45 PM | by Jangchub Dorji

Survey By: Thromde Surveyor

Transaction Applied By: Jangchub Dorji

Submit Transaction Abort Transaction

← BACK

NEXT →

Step 4 review summary

Submit

If a survey of the plot is involved, select the **Surveyor Type** — by the Dzongkhag/Drungkhag Surveyor or by a Certified Cadastral Surveyor (CCS). Then select **Submit Transaction**.

Action towards Transaction No :14262031

I hereby declare that the information mentioned herein is accurate, genuine, and complete to the best of my beliefs and knowledge. I accept the responsibility for the accuracy and authenticity of the entire document.

Remarks

Test

Submit Transaction

Cancel

Submitting the transaction

Checks made at submission

Before the application is accepted, the system confirms:

Check	What it confirms
At least one authorization is bound	The transaction is linked to a valid authorization.
All consents are granted	Every delegated party and the CLC (if any) has the status "Consent Granted".
All parties are present	Every authorised person is included as a transactor.
CLC consent verified	The CLC has consented, where a CLC is involved.

If a check fails, the message explains what is missing.

6. Authorization Status Reference

Status	What it means
Pending	Created and awaiting consent from the parties.
Consent Granted	All delegated parties have consented; the authorization can be selected during transaction initiation.
LC Consent Granted	The CLC has also consented; the authorization can be selected during transaction initiation.
Fully Authorized	Bound to an application and all checks have passed; officials are processing it.

Status	What it means
Completed	The transaction has been approved and finalised.
Cancelled	Cancelled by the owner or an official; create a new one if needed.
Revoked By Owner	Revoked by the owner; request again or create a new one.
Rejected	A party rejected the consent; request again or cancel.

7. When Is Consent Required?

The system decides whether consent is required for the transaction type you select, so you do not need to memorise a list. As a guide:

- **Consent is generally required** for ownership-transfer transactions — for example inheritance, sale/purchase, gift, exchange and flat transfer.
- **Consent is generally not required** for corrections, number changes and other administrative amendments.

Note: When consent is required, the system tells you and will not let you proceed until it is in place. When it is not required, the consent steps are skipped automatically.

8. Troubleshooting & FAQs

Q. I don't see any authorizations when I initiate a transaction.

- Make sure consent has been sought and all parties have consented.
- The authorization must match the sub-transaction type and Thromde Village.
- You must be the authorised owner or the linked CLC.
- Check **Outgoing Consents** for the current status.

Q. The NDI login QR code won't load or scan.

- Check that both your computer and phone have a stable internet connection.
- Update the Bhutan NDI app to the latest version.
- Refresh the page to generate a new QR code.

Q. The census details didn't load for a CID.

- Check that the 11-digit CID is correct.
- Check your internet connection.
- Contact your Thromde land office if the problem continues.

Q. I can't select a particular thram, plot, building or flat in Step 2.

- Only the properties covered by the selected authorization are available.
- Confirm that the authorization covers the property you intend to use.

Q. Submission fails with a consent error.

- Check which consents are still pending in **Outgoing Consents**.
- Every party must have the status "Consent Granted".

- Make sure every authorised person has been added as a transactor.

For further help, contact your Thromde Land Record office.