

The Application of Blockchain Technology to Land Registration

Vishal S

Bachelor of Engineering, Department of Computer Science and Engineering, Dhaanish Ahmed College of Engineering, Chennai, Tamil Nadu, India

Suriya K, MD Junaid Alam Qureshi

Bachelor of Engineering, Department of Computer Science and Engineering, Dhaanish Ahmed College of Engineering, Chennai, Tamil Nadu, India

N. Selvam

Assistant Professor, Department of Computer Science and Engineering, Dhaanish Ahmed College of Engineering, Chennai, Tamil Nadu, India

Annotation: Blockchain is a new concept that makes use of various approaches, such as mathematics, computation, cryptography, financial models, etc. In this implementation, blockchain is used to record transactions involving digital tokens in preparation for a decentralised land registry. There are four parties involved in this exchange: the registrar, the buyer, and the seller. In light of the close-by land registration procedure, they express themselves. Registration and login are required on the homepage for admin, seller, buyer, and registrar access. Land details such as owner, size, file, document, price, and other details are provided by the seller to the sub-register office, where they are verified by an official and then forwarded to the buyer. Each digital currency transaction is recorded in chronological order so that users can track it without needing to maintain a centralised ledger. Since its inception, the potential uses of blockchain technology have been expressing positive results. Although there have been numerous studies conducted on blockchain security and protection concerns, a comprehensive analysis of blockchain frameworks' security has yet to be conducted.

Keywords: Land Registration, Blockchain Technology, Document, Price and Different, Shipped Off Purchaser.

Introduction

Blockchain is a creation that utilises a wide range of disciplines and methods, including but not limited to science, computation, cryptography, monetary models, and so on. In this implementation, blockchain is used for the land registration procedure, therefore a public ledger of all transactions involving cryptographic currencies is made available [3]. The administrator, buyer, dealer, and registrar are all linked together in this system. Considering the local land registration procedure, they essentially speak for themselves [4]. Basic choices and login values for the site's administrator, dealer, buyer, and register office can be found on the homepage. In order to acquire underwriting from officials and send off buyers, vendors give a land detail such as a landowner, size, record, report, cost, and numerous subtleties to the sub-register office [5]. Clients may easily track deals in complex currencies without having to keep tabs on a central record of transactions because all trades are handled in a sequential request format. Since its inception, blockchain's optimistic application potential have been transmitting the result [6-12]. However, several studies have been

conducted on blockchain's security and insurance concerns. There is currently a lack of a systematic assessment of the security of blockchain systems [13-17].

Objectives

- In order to streamline financial transactions, a new technology called blockchain has been developed.
- Users are able to make secure changes to the ledger themselves, eliminating the need for a trusted third party.
- In a decentralised setting, it's possible to obtain a cryptocurrency at no cost.
- Open and shareable data ensures complete clarity for everyone concerned.
- Data that has been added is immutable, meaning it cannot be removed in its original form.
- Using blockchain, you can store and transfer data with other users in the same geographical area.
- The cost of information exchange will be limited to that of the original transaction.

Scope of the Project

To project financial data, combat money laundering, and develop necessary encrypted communications systems, it has been slowly but steadily moving into data security. Blockchain's decentralised nature makes it an ideal solution for businesses and government agencies that handle sensitive information [18-22]. Property management companies on a global scale often struggle with ineffective management of their global portfolios. Blockchain enables private information exchange, expedites payments to landlords, and improves due diligence across the board [23].

Project Goals

- Since all of the land transactions are recorded in the public ledger, the system may also be used to verify their legitimacy.
- To record all land sales and purchases, the government has implemented a blockchain-based Land Registration system.

Literature Survey

Outside of the real estate industry or when dealing with a property transaction, most people don't give much thought to the need of property registration. Still, most people view this as just another boring bureaucratic formality, a formality that pales in comparison to the excitement of finally getting the keys to your own place [24-27]. The significance of property registration within real estate markets, however, cannot be overstated. The registration of property is a time-consuming and laborious process in India and other countries as well. The introduction of Blockchain technology within Bitcoin has attracted a great deal of interest by demonstrating the potential to eliminate central floor wishes and reimagine communication between humans and machines by fostering a higher level of trust [28-31]. The poverty of the country makes land registration officials a prime target for fraud and corruption when it comes to supposedly accurate property records. Therefore, several groups lay claim to a territory to varied degrees. Since this information has been combined, its exposure to security risks has increased dramatically. Research into decentralised systems has focused on making them more stable. To address the shortcomings of centralised systems, developers are working on blockchain-based decentralised alternatives. We intend to develop a proof-of-concept system or framework for future use by emulating successful methods for land

record registration. Our proposed conceptual framework will be useful for Pakistan's land registration agency. We present a conceptual framework that describes the necessary components [1] for a decentralised land record registry system to be implemented by the Pakistani government.

The land registration process in India, as in many other countries, is lengthy and difficult. Land registration also involves a large number of middlemen. The only way to develop a system that not only speeds up the process of land registration but also makes it easier for Buyers, Sellers, and Government registrars to transfer land ownership from a seller to a new buyer is to create a distributed system that stores all the transactions made using smart contracts of blockchain technology. By eliminating the need for middlemen like property brokers, this approach will benefit all three parties involved in the land registration process. This method strengthens the land registration procedure and reduces the number of instances of fraud. Since the system stores transactions in an immutable public ledger, this also makes land transactions verifiable. Blockchain is a distributed ledger in which each block contains a timestamp and a transaction identifier, and each participant in the system receives a copy of the ledger at the same time. There are blockchains that function as decentralised frameworks, such as open blockchains. The system's participants monitor and, by consensus, approve any changes made to the historical data. This investigation revealed an issue: the traditional procedure of land registration is inefficient and convoluted. Whether it's written down or stored on a computer, modifying data takes a lot of time and energy. This study proposes a solution in the form of blockchain-based, web-based land registration, which would allow for the elimination of this issue. We gauged respondents' familiarity with and enthusiasm for blockchain and its use to online land registration. We studied information from 54 college and university students and working professionals from a wide range of disciplines. We came to the conclusion that the growing popularity of e-commerce sites shows that consumers are becoming increasingly at ease making purchases in this digital age. People choose to store their information online since it is convenient and safe [2].

System Analysis

Existing If a client group's quality set is unable to decipher the ciphertext on its own, the data owner may allow the group's secret key to be combined with those of other clients participating in the same or a similar social event. The LSSS system, which we employ, can typically lower the aforementioned estimates and bounds [32]. After that, the central organisation problem is solved by developing a multi-authorization model in light of the Bohem-Lynn-Shacham progress [33-37]. A secure channel for exchanging information between clients was established in the JAVA design. Users can send messages to one another over the private chain in the group to complete the collaborative decryption function, significantly bolstering the security of user attributes. Administrator approval of the registration office is required in this application before any land transactions may be processed and their associated fees calculated [38-41]. Land brokers advertise available properties to prospective buyers, who can then make an offer to buy, have the agreement endorsed by the land registry, and have a patta or citta document created. The SHA hashes have broken down the structure and encoding data into 64-bit chunks, thus the DES hashes must have contributed 64-bit chunks of plain text [42-47]. Using a blockchain-based system with features like distributed availability or a crisscross network, the hashed and modified 64-bit records have been stored. Since its inception, blockchain's optimistic application potential have been transmitting the result [48-51]. The blockchain's security and insurance concerns, however, have been the subject of numerous studies. There is a lack of a systematic assessment of the safety of blockchain systems at the moment (fig.1).

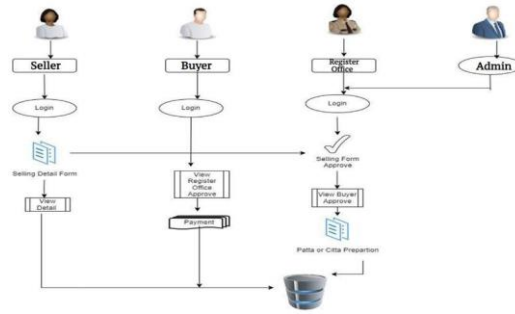


Figure 1: System Architecture

To ensure privacy, we use a Hash code Solomon technique and suggest placing certain data on both the local machine and the fog server, both of which are established by the system architect [52-55]. This method, which is based on AI, can also determine what percentage of data is kept in the cloud, in the fog, and on local machines. Our technique, which is a potent addition to the current cloud storage plan, has been proven feasible by theoretical safety analysis and experimental evaluation [56-59]. Object-oriented modelling relies heavily on the use case diagram. It is employed for both high-level conceptual modelling of the application's systematics and low-level modelling, which entails turning the models into code. In order to do this, we first present a data proposal in our component diagram; in this data proposal, we employ the Hash-Solomon Code Algorithm to encrypt the data (fig.2).

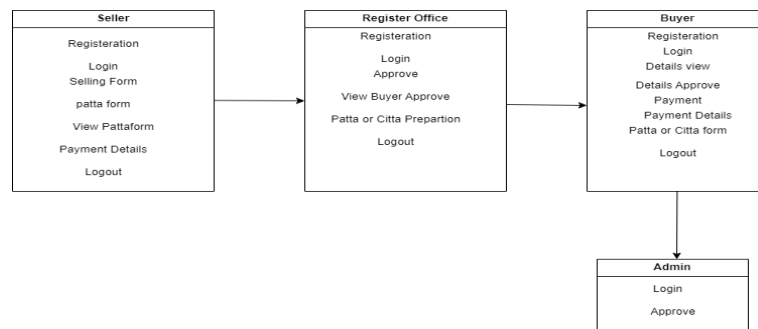


Figure 2: Class diagram

Class diagrams are a static structural diagram that display a system's classes, their properties, and the connections between them to illustrate the system's structure [70-75]. Classes in a class diagram are symbols for the most important programmatic elements and their interconnections (fig.3).

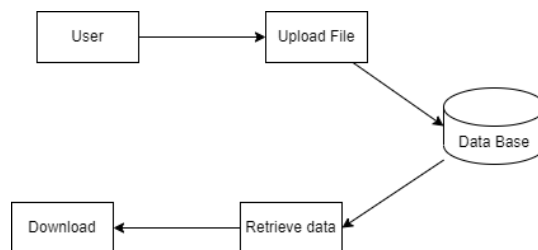


Figure 3: Object Diagram

In Unified Modeling Language (UML), an object diagram is a visual representation of the current state of a modelled system. An object is a class instance at a specific point in time, and it might have its own independent state and data values. Similarly, a class diagram is represented by a static UML object diagram, which depicts the precise configuration of a system at a given instant in time

[76-81]. So, an object diagram is a subset of a class diagram or a communication diagram that includes the objects and their connections. Sometimes this is the case, and sometimes this is a reasonable abstraction, but in order to draw a state diagram, the system being represented must have a finite number of states [82-89]. There are numerous state diagrams, each with its own subtleties and meanings. Make a preliminary suggestion in our state diagram. Our component diagram begins with a data proposal for this purpose. In this strategy, we encrypt information using the SHA Algorithm. Our sequence diagram demonstrates the interplay and hierarchy of activities. Please consider our proposed sequence diagram. Our component diagram begins with a data proposal for this purpose [90].

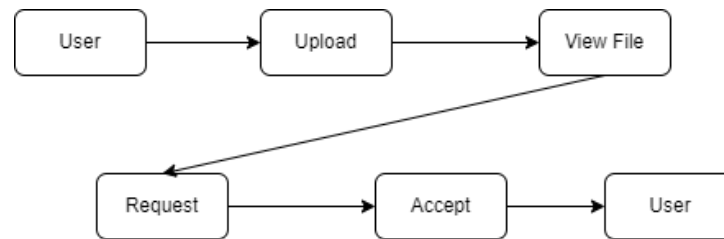


Figure 4: Collaboration Diagram

Originally introduced over a decade ago, the concept of a collaboration diagram—also known as a communication diagram or interaction diagram—has been modified as modelling paradigms have developed. The objects are depicted as squares with labels inside them [91-95]. These designations are preceded by colons and may be highlighted. Lines joining the rectangles represent the connections between the objects (fig.5).

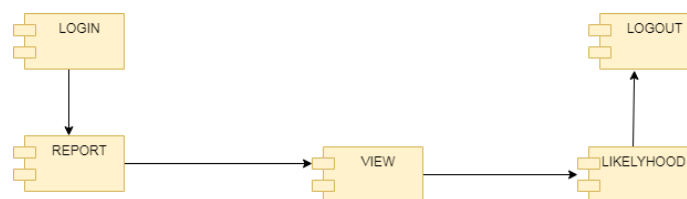


Figure 5: Compound Diagram

Component diagrams are used to display the interconnections and interdependence between different parts of a programme [96-101]. A system's components can be thought of as a container for the logical elements that indicate their role in the system's operation. Components also rely on the functionality provided by other components by way of an interface [102]. This diagram serves a different function than the others we've looked at. It doesn't explain how the system works, but it does detail the parts that bring about those functions (fig.6).

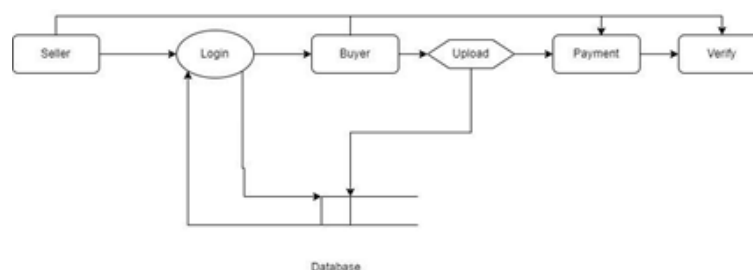


Figure 6: Data-flow Diagram

The data flow in a process or system can be depicted using a data-flow diagram (DFD) (usually an information system) [103]. The DFD also details the outputs and inputs of each component and the

process as a whole. No decision rules or loops are present in a data-flow diagram. A flowchart can illustrate data-driven processes. Entity-relationship diagrams (ERDs) are a type of data modelling used to visually represent the entities and relationships inside a given information system [104-109]. An entity relationship diagram (ERD) is a conceptual and symbolic data model that stands in for the entity framework itself. One of the source or destination nodes in a data flow must be a process. A more detailed representation of a process, broken down into its constituent steps, can be drawn using a second data-flow diagram.

Project Description

Therefore, the registered office's search information base remains a mystery. Cross-referencing the Patta or Citta name structure frequently when registering property. Changing the name of a property in a patta should be a problem for both buyers and sellers. If all of the land under a given overview number belongs to Person A, then the patta should be kept in Person A's name. You can petition the Tahsildar/Zonal representative tahsildar in your region to remove the name of the separated person from the patta if someone else's name has been added to it. The patta for a piece of land that belongs to both A and B is known as a joint patta since it is held in both of their names. A database management system (or similar system) transaction represents a discrete unit of work executed on a database and processed consistently and reliably apart from other transactions. Safe hashing using SHA stands for the process [110-115]. Information and declarations can be hashed with SHA, which is a modified form of MD5 that is widely used. Using bitwise operations, isolated increments, and pressure capabilities, a hashing calculation compresses the data into a structure that is difficult to decipher. You may be wondering if it is possible to decipher or break hashes [116].

Hashing is similar to encryption, with the key difference being that the data can only be hashed once, and the resulting hash digest can't be cracked without a brute-force attack. For a visual representation of the SHA calculation in action, see the image below. SHA generates a new hash whenever the message is altered, even if only one character has changed. For instance, the hashing of two similar but distinct messages, such as "paradise," is one-of-a-kind. However, there is a difference between capital letters and lowercase letters. The SHA-1 hash of the original message is "06b73bd57b3b938786daed820cb9fa4561bf0e8e," or its digest. The SHA-1 hash summary for the second comparative message looks like this: 66da9f3b8d9d83f34770a14c38276a69433a535b. This is the "torrential sliding impact" that has been mentioned. Given that any alteration to the message will have an effect on the final output, this has profound implications for the field of cryptography. This will make it harder for attackers to figure out what the hash digest originally stated and what it's saying to the recipient, regardless of whether the message was altered enroute. If a unique message was altered in any way, a SHA can assist reveal that as well. Since each hash condensation is distinct from the others, a client may tell if even a single letter has been altered by comparing it to the original hash digest. The deterministic nature of SHAs is a key feature. If the hash capability is known, then any client or computer system can generate an identical hash digest. Each SSL testimony on the Internet must have been hashed with a SHA-2 capability, in part due to the determinism of SHAs [117-121].

Secure Hashing Calculations (SHAs) are required in all forward-looking marks and declarations relating to SSL/TLS associations, as was just mentioned. SHAs are used by many different applications, including SSH, S- Emulate, and IPsec. Passwords can also be hashed using SHAs, however in this case the server will need to remember the corresponding hash values. Therefore, an attacker who obtains the data set containing all the hashes does not gain immediate access to all the plaintext passwords; instead, the attacker must first crack the hashes before they can use the passwords. Records' SHAs can also serve as trust indicators. If a document is altered en route, the

hash digest computed from the hash capability afterward will not be identical to the hash digest computed and delivered by the document's owner. Now that we know how SHAs are put to use, the question remains: why should we bother with a Solid Hashing Calculation? Their ability to deter would-be attackers is a common justification. However, some methods, like as brute-force power attacks, can reveal the plaintext of the hash processes; these methods are made extremely challenging by SHAs. Using SHA-2 to hash a secret phrase can make cracking it take years or even decades, which means resources are being wasted on what amounts to a relatively simple secret key and may deter some would-be attackers. Another advantage of using SHAs is that each hash digest is one of a kind. There will be very few failures with SHA-2 in use, therefore even changing a single word in a message can cause a different hash digest. Due to the lack of repercussions, a scenario where an attacker would have an easier time cracking the Protected Hashing Calculation cannot be found. These are only some of the many reasons why SHA is widely deployed. Feasibility studies seek to rationally and objectively identify the opportunities and challenges given by the environment, the resources needed to carry through, and the chances of success for the current firm or proposed endeavour [122-127].

The two most basic factors in determining feasibility are the amount of money invested and the value gained. Therefore, a well-structured feasibility study will include information like the company's or project's history, the product's description, financial statements, operational and managerial details, marketing studies and policies, tax and regulatory obligations, and legal and financial data [128]. The technical development and implementation of a project usually comes after a feasibility study has been conducted. Testing software without first understanding its design, syntax, or internals is called "black box testing." Like most other types of tests, black box tests require a definitive source document like a specification or requirements document to be written from. Testing methodology in which the code being tested is hidden from the tester. There is no way to "see" within. Without taking into account how the software actually operates, the test merely offers inputs and reacts to outputs. Understanding how a product works on the inside allows testers to make sure "all gears mesh," or that the product runs as expected and that all of its internal components have been put through their paces. The software's functional needs are the primary focus [129].

As a form of software quality assurance, "unit testing" involves running tests on discrete sections of code or groups of programme modules along with their related control data and usage and operation processes. A unit is the smallest observable chunk of code in an application. Units in procedural programming can range from a single function or process to an entire module. In object-oriented programming, a unit can be anything from a single method to an entire interface (like a class). Unit tests are small snippets of code written during development, either by the developers themselves or by white box testers. Each piece of code in the source code is evaluated for its usability. A unit is the smallest determinable chunk of code in a programme. All classes are put through their paces to ensure they are performing as expected. Unit testing entails the creation of test cases that verify the correct operation of the underlying programme logic and that the inputs to the programme provide expected results. Validation of internal code flow and all decision branches is essential. It's the process of making sure that each piece of the application works as intended. It's done after each component is finished but before they're integrated.

The test cases in functional testing are based on the specifications of the software component being tested, making it a sort of black box testing. Functions are tested by observing their responses to input, and the underlying structure of the code is rarely taken into account (unlike in white-box testing). What the system does is typically the focus of functional testing. In contrast to system

testing, which "validates a programme by verifying it against the published user or system requirements," functional testing "verifies a programme by checking it against... design document(s) or specification(s). There are normally five phases to a functional test. The process of figuring out what jobs the programme will have to do. The goals of testing are to measure the system's responsiveness and stability under a specified workload. The system's scalability, dependability, and resource consumption can all be examined, measured, validated, or verified. Performance engineering is a relatively new field in computer science that aims to embed performance into a system's architecture, design, and implementation, and performance testing is one of its subfields.

Integration testing is a methodical approach of constructing the programme structure while simultaneously running tests to unearth related issues. It is unrealistic to expect instantaneous functionality from the combination of separate modules due to the high probability of interface problems. Putting them together, or interfacing, is the challenge. Data may be lost throughout sub-functions, and the desired principal function may not be produced; impressions that were satisfactory on their own may become intolerable when amplified; and global data structures may cause issues when merged. When all of the software components have been developed and tested separately, the next step is integration testing. The goal of integration testing is to produce a fully functional system by taking individually tested modules as input, combining them into bigger aggregates, and then running the tests specified in an integration test plan on each aggregate. In preparation for the next stage, all system faults have been fixed (figs. 7 and 8).

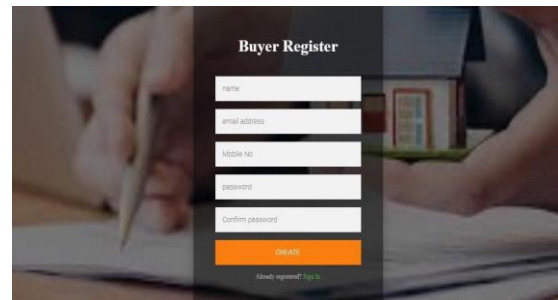


Figure 7: Seller Register Page Figure 8: Buyer Register Page

The primary goal of integration testing is to ensure that the functional, performance, and reliability criteria of the entire design have been met. Black box testing is used to put these assemblages (or groups of units) through their paces via their interfaces, simulating both successful and unsuccessful scenarios with the right choice of parameters and data. Individual subsystems are exercised via their input interface, and simulated use of shared data regions and inter-process communication are also assessed. After testing individual modules, i.e. unit testing, test cases are built to ensure correct interaction across all components inside assemblages, such as throughout procedure calls or process activations.

To ensure that a service, product, or system delivers as promised, it must undergo two distinct processes: verification and validation. These are fundamental to any quality management system, but especially one based on ISO 9000. The prefix "Independent" attached to the phrases "verification" or "validation" indicates that the tasks at hand are to be carried out by an impartial third party. It has been suggested that the question "Are you building the proper thing?" might convey both validation and verification. The terminologies are used inconsistently in daily life. They are often considered synonymous with one another. To determine whether or whether a software or hardware system meets its criteria, it must be tested in its entirety. Black box testing encompasses system testing and stipulates that testers need no insight into the implementation

details of the code or logic being tested. To begin, a software system must be "integrated" with any relevant hardware system and all of its constituent parts must have completed integration testing before system testing can begin (s). The goal of integration testing is to find any discrepancies between the assemblages (integrated software components) and the hardware. System testing is a subset of quality assurance testing that focuses on finding problems with the "inter- components" and the entire system.

Functional Requirement Specification(s) (FRS) and/or System Requirement Specification(s) (SRS) provide the framework for system testing (SRS). During system testing, every aspect, from the blueprint to the user's expectations, is put to the test. It also plans to go above the requirements laid out in the software/hardware specification in its testing. Since no system would be of any use if it failed to generate or take into account both possible outcomes, the next step after validation testing would be to run the proposed system through output testing. Both can be found in print and on the screen. The final product conforms to the user's specifications. Therefore, validating the output does not lead to any changes being made to the system. The success of a system depends on how well received it is by its users. User acceptance testing involves remaining in close contact with potential system users throughout the system's development and revision processes. All of the above is tested by using different types of test data. The system testing process relies heavily on the accuracy and thoroughness of the test data. The system under investigation is put through its paces utilising the prepared test data. Errors are once again discovered and fixed during testing with test data.

Conclusion

The executive, the purchaser, the vendor, and the registrar are all part of this group. They give the local land registration system a cursory amount of consideration. Supervisor, vendor, purchaser, and registrar login value displayed on homepage. To secure approval from the official and shipped-off purchaser, vendors provide land details such as a landowner, size, record, report, cost, and other intricacies to the sub-register office. Clients can easily track all of the transactions including cutting-edge financial concepts without having to remember any central record because they are all handled in progressive sales. Since its inception, the blockchain's potential use has been delivering positive results. A conscious examination of the security of blockchain frameworks is still lacking, despite the fact that numerous analyses have been conducted on the blockchain's security and protection challenges.

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