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Effective Integration of Land Forgery, Black Money Rotation with Gununity Authentication using Big Data (Land Benami Check)

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Abstract: *In general, the term 'Benami' refers to a transaction where a property is held by or transferred to a person but has been provided for or paid by another person. Now-a-days this became a herculean task for the government to track down the benami property of individuals in real time. Though we have Benami Transaction (Prohibition) Amended Act, 2016 but still it fails to trace every citizen's property in real time.*

In this Paper, Sub Registrar Office, Corporation office, UIDAI & IT Department were integrated while buying a property. We proposed a Revised Circle Rate (RCR) technique which assures 0% investment of black money on Real Estate by Bigdata. ensures Digital Cheque based payment. No Cash transaction is entertained here., it refers to the IT Department regarding overall amount transaction & Benami detection system.

Keywords: *Benami, Benamidar, Black money, Real Estate.*

I. INTRODUCTION

Black money still rules our nation. This huge amount makes inequality of every citizen and widens the gap between the rich and the poor. Its reduces our nations GDP by nearly 80%. Major amount of black money is generated through government project, real estate and gold.

The Real estate sector in India was the epicenter of Black money. People didn't like the idea of paying taxes, but rather they demand more things to be done by the government. People try to find a way to escape from the taxes to be paid. This generates Black money (a social evil). Normally people don't like to keep a huge amount of black money at home because the change of getting raided is high. So, they put them in Real estate. Now a day's Real estate became a parking ground where the cash generated from other business without taxes were invested.

Though RERA (Real Estate Regulatory Authority) have increased the confidence level of the buyer it failed to provide better revision of guideline value. Experts says that major cause of real estate black money is because of the slower updation of circle value. There should be a machinery to understand the market better and do frequent revisions on circle rates. Experts says that measures of such as demonetization will not work in isolation. Long gaps in revision kills the objective of circle rates.

A. Market value of Urban Residential Land in Chennai of the period :1999-2004

The average market value of urban residential land during the year 2004 was observed at Rs.1706 per square feet and this was in the range, minimum of Rs. 1503 per square feet and maximum at Rs.1909 per square feet. The same during the initial period covered under the study was Rs. 1289 per square feet as average, Rs. 1133 per square feet and Rs. 1445 per square feet minimum and maximum price respectively.

The average market value of urban residential land in Chennai during the last six years increased at annual rate of 5.39 per cent. The percentage growth of the minimum value outweighs the maximum and the difference was observed at a very less, 0.09 per cent per annum.

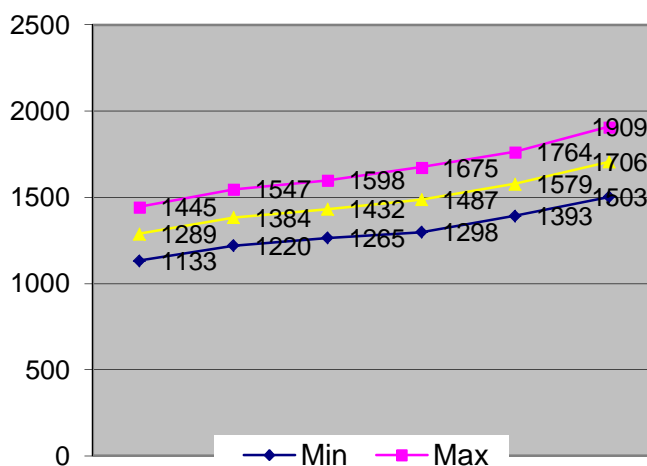


Fig.1. Graph of Market value of Urban Residential land over the year (1999-2004)

The minimum price of land is always increasing as compared with the maximum land price, is a general phenomenon found in all the developing cities on the globe. The highest growth of the average market price of land was observed during the last year covered under the study i.e., 2003-04 at 8.04 per cent the second and third highest growth of the average market value of land was observed during 1999-2000 and 2002-03 at 7.37 per cent and 6.19 per cent respectively.

B. How Benami Detection System works – By interlinking:

The Person’s overall transactions will be tracked by interlinking their Aadhar, PAN, Bank account and Asset. If any misbehavior occurs, they were notified as “Benamidar” to the Income Tax department.

C. Working of Revised Circle Rate (RCR)

In this system we create a mechanism which understands the current market value of the property and which itself acts as a Guideline value of that property. This stops the investment of black money on Real Estate.

II. PROBLEM STATEMENT

The business potential of big data analytics applications is a driving force behind the design of innovative data center computer systems including both hardware and software. We first single out three most important application domains in Internet services: search engine, social network, and electronic commerce according to the widely acceptable metrics number of page views and daily visitors. And then, we choose eleven representative big data analytics workloads. Maximum number of frauds are made in purchasing land. There is no any proper system to find land benami. There is no Aadhar card link while purchasing land.

III. PROPOSED SYSTEM

We know that now-a-days Aadhar and PAN became mandatory for major transaction of bulk money because to make a backup of their overall transaction.

In this paper we proposed 3 steps which would be like an Earthquake to blank money investors and Benamidar in Real estate.

- A. By use of Unique Identification Authority of India (UIDAI) we create separate tree for every citizen and integrate PAN and their movable and immovable properties into their UIDAI number. By use of this tree we can able to monitor every citizen using HDFS algorithm. It also identifies whether a person is capable of buying a property based on their income (as we integrate with PAN card). If any misbehavior occurs in the tree, they were identified as “Benamidar” and notified to Income Tax department.
- B. In addition to finding the benami we proposed RCR technique which understand the current market price of a place and give that price as circle value. By this a huge gap between market value and circle value is much reduced, resulting in reducing the black money investment on Real estate sector.

C. By Integrating Sub Registrar Office, Corporation office originality of the document can be identified so that frauds on fake documents would come to an end. Payment is done only by digital Cheque which refers to the IT Department regarding overall amount transaction & Black money detection system.

IV. ARCHITECTURE DIAGRAM

From this, the buyer and seller are initially get authenticated. If there is any pending criminal case on seller, the registration cannot be done. Later the originality of the document is verified, if any misbehavior occurs it will be notified to the original land owner and to the police. Payment is done on revised circle rate only by online transaction. These payment records were send to Income Tax department.

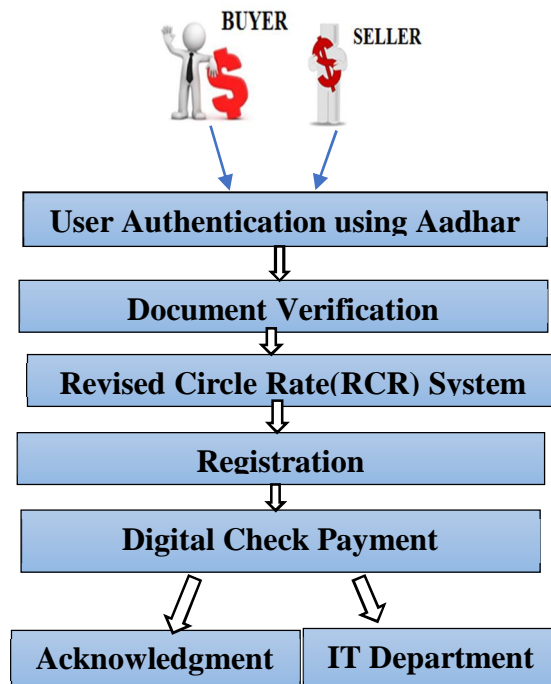


Fig.2. Architecture diagram of Land Benami Check

The overall transaction was backed up by the IT department for future reference about an individual. Finally, acknowledgment was generated.

V. RELATED WORK

A. User Enrollment

In this module user is allowed to register to upload all the relevant Land related documents along with the Seller & Buyer’s Identification. In this Both the seller and buyer will provide their Aadhaar Card details, Address proof, Land Documents, EC and all other documents related to the land registration.

B. Main Server

Main server will maintain all the Registration soft copy documentations like User (both Buyer & Seller) credentials, Land details including total square feet of the land, total purchased / purchasing Cost, EC and other related documents.

C. Legal Activity Verification

In this module, both the Buyer’s & seller’s previous behavior / crime activities are analyzed by comparing the records with the police station. Once after we get the Aadhaar card of both, the records are analyzed and finally any illegal activities of both are taken into account and analyzed. If any legal activities are found, then on either side the registration of the land is cancelled.

D. Document Genuinity Verification

this Module, our application will also verify the Legal status of the document by comparing EC, Legal Heir of the original user, Death Certificates and other documents with the corporation department of state government. This verification will ensure the document genuinity and provide 100 % Fraud free registration. If any frauds are identified, then registration is cancelled.

E. Black Money Tracking

In this module, Black money tracking is verified. This is the major part of this project. We all know that once Aadhaar card is included and demonization is done, black money deposits in any banks are limited. Now black money is more happening in the land purchase. Buyers are purchasing the land by paying White money towards Guide line value and balance money paid through black money.

There is no accounting for this. In this project buyer must give Digital Cheque for the entire money of purchase. So, all the money transaction will become white. As all the bank accounts are integrated with Aadhaar card and PAN card.

Any amount transaction beyond Rs.50000 is immediately communicated to the Income tax server. Our system will track any black money transaction in any land registration. So, no cash transaction is allowed in land registration.

VI. ALGORITHM

A. HDFS - Hadoop Distributed File System

In Hadoop Distributed File System, the data is written once on server and subsequently read and reused many times thereafter. When contrasted with the repeated read/write actions of most other file system it explains part of the speed with which Hadoop operates.

That is why HDFS is an excellent choice to deal with the high volumes and velocity of data required today. Data Integrity is also carefully monitored by HDFS uses transaction logs and validation to ensure integrity across the cluster.

HDFS has a master/slave architecture in Fig.3.Hadoop Distributed File System (HDFS) is a block-structured file system which divides each file into small blocks of pre-defined size.

These blocks were stored across a cluster of more than one machines.

Cluster consists of single Name Node or Master node. Remaining nodes were called as Data Node or Slave node. These Data Nodes were distributed across various machines which were controlled by single Master node.

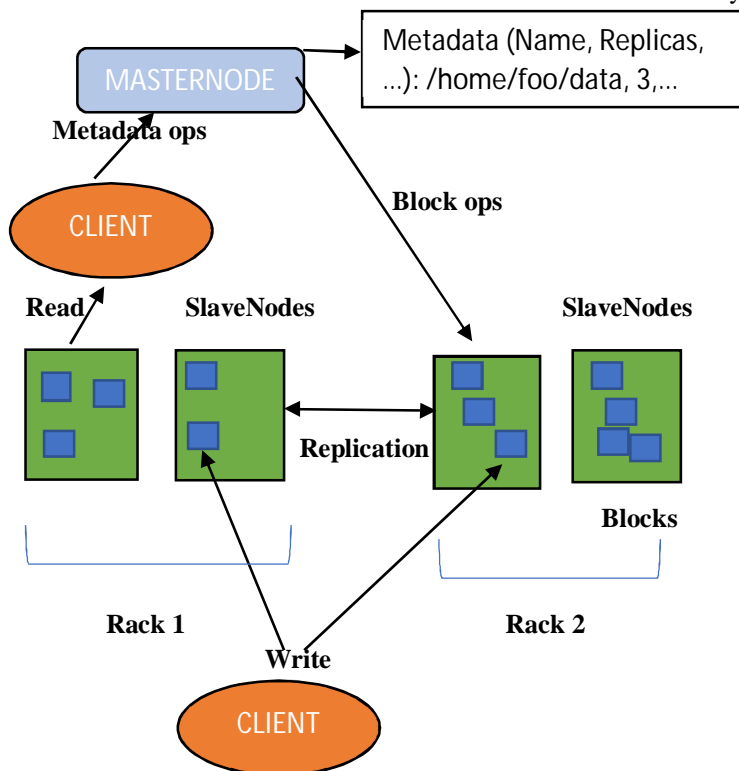


Fig.3. Architecture diagram of HDFS Algorithm

B. SHA - Secured Hashing Algorithm

Secured Hashing Algorithm is the hashing mechanism. It takes the variable length input message and produces a fixed length output message called as the hash. It is a part of new encryption standard to keep sensitive data safely and prevent from different types of attacks. The prime motivation of using SHA algorithm is that it incorporates the Digital Signature Standard.

It works for any input messages that is less than 2^{64} bits. The output of the SHA is a message digest of 160 bits in length. SHA has a total of 80 iterations (4 rounds X 20 iterations).

Each iteration consists of the following:

$$ABCDE = (E + f_t + S^5(A) + W[j] + K[t], A, S^{30}(B), C, D)$$

Where,

ABCDE – The register made up of 5 variables A, B, C, D, E.

f_t – The Logic Operation.

S^t – Circular-left shift of 32-bit sub-block by t bits.

$W[j]$ – The 32-bit derived from the current 32-bit sub-block.

$K[t]$ – One of the five additive constants.

The value of $W[j]$ is calculated as follows:

$$W[t] = s^1 (W[t-16] \text{ XOR } W[t-14] \text{ XOR } W[t-8] \text{ XOR } W[t-3])$$

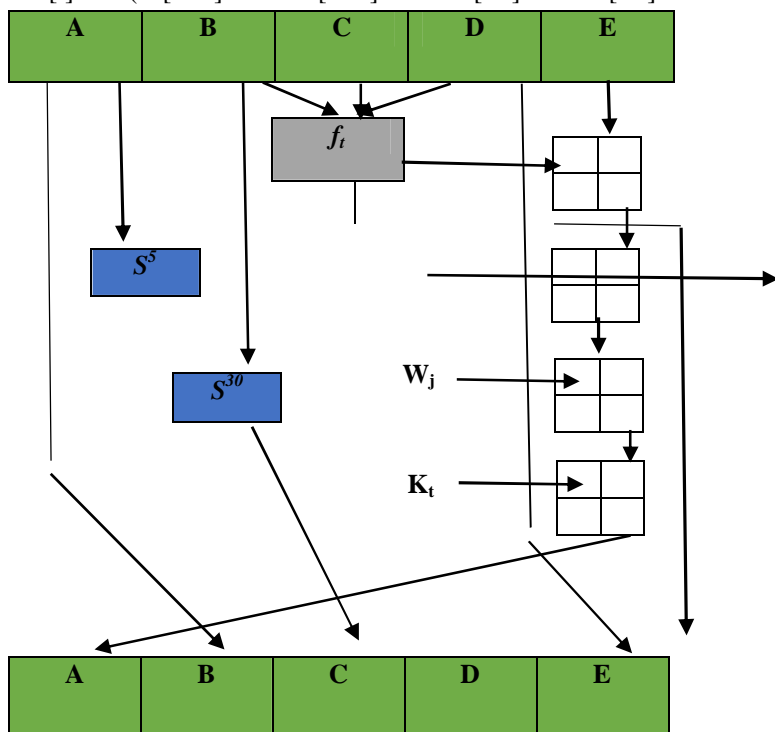


Fig.4. Architecture diagram of SHA Algorithm

SHA-1 forms part of several widely used security applications and protocols, including TLS and SSL, PGP, SSH, S/MIME, and IPsec. Those applications can also use MD5; both MD5 and SHA-1 are descended from MD4. SHA-1 hashing is also used in distributed revision control systems like Git, Mercurial, and Monotone to identify revisions, and to detect data corruption or tampering. The algorithm has also been used on Nintendo's Wii gaming console for signature verification when booting, but a significant flaw in the first implementations of the firmware allowed for an attacker to bypass the system's security scheme.

VII. CONCLUSION AND FUTURE WORK

Thus, in this paper the proposed technique – Revised Circle Rate (RCS) will minimize “Benamidar” rate. As said before the movable or immovable asserts are bought by the other people name will definitely be a person under their family tree. This make the Income Tax department to monitor their property behavior in real time that too in a more efficient manner.

To overcome this Benamidar government has passed some bills and amendments but they failed to track-down every citizen for Benami identification, our proposed technique makes more efficient for the Authorities to identify the Benamidar efficiently than the existing system and brings back the revenue to the Government properly.

As an extension of this work, we are investigating how the proposed technique can be adopted to clear all the “Benamidar”.

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