GenX Digital Solutions

MADHYAMCONNECT · WHY IT EXISTS

What it honestly does — and what it doesn't.

The plain rationale for MadhyamConnect, and a clear, honest boundary between what the software does for you and what only a lawyer, a sub-registrar or your own judgement can do.

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1 Why MadhyamConnect exists

Brokers carry a heavy, fragmented workload with tools that were never built for them — contacts in one place, listings in another, follow-ups in their head, and co-broking done over scattered messages. MadhyamConnect exists to give the working broker **one honest workspace** for that daily reality, and a network to co-broke in.

We built it on a simple belief: the most useful thing software can do here is **organise real work and surface real information** — not pretend to do the parts of a property transaction that, by law and by good sense, belong to a lawyer, a sub-registrar, a chartered accountant, and the parties themselves.

> **The promise.** MadhyamConnect makes your day faster and your information clearer. It never claims to do the legal, tax or ownership work that happens outside any app.

2 What it genuinely does

- **Organises your business** — listings, leads, customers, collections and a single canonical profile that powers your digital card.
- **Connects brokers** — co-broking and inventory sharing, with a clear record of what you entered.
- **Surfaces property information** — search, dossiers, comparison, watchlists and alerts, to help you understand a property and a locality faster.
- **Helps you communicate** — WhatsApp tools and shareable creatives, built around how brokers already work.
- **Assists, carefully** — an AI helper scoped to your own workspace that drafts and answers, and never silently writes a verified fact on its own.

In short: it is a **workflow and information tool**. Everything it does is in service of the broker doing their job better — the judgement and the relationship stay with you.

3 What it does NOT do

This is the part most software leaves vague. We state it plainly. Under Indian law, the following happen **outside** MadhyamConnect and are the responsibility of the transacting parties and their advisors:

MADHYAMCONNECT DOES NOT...	BECAUSE, IN REALITY...
Transfer ownership or convey title	Ownership of immovable property passes only by a **registered sale deed** (Transfer of Property Act, 1882, s.54); an agreement or a listing creates no title.
Register documents	Registration is done before the **Sub-Registrar** under the Registration Act, 1908 (s.17) — a government function no platform can perform.
Set, collect or remit stamp duty / registration fees	These are State levies paid to the government, and rates differ by State — the platform is not involved.
Guarantee "clear" or marketable title	India has no state-guaranteed title system; title is established by a lawyer through chain-of-title, encumbrance and revenue records — never by a data feed.
Compute, deduct or pay any tax	TDS on property (Sec. 194-IA, 1% at ₹50 lakh+ — the buyer's duty), GST, and capital-gains are handled by the parties through government channels and their CA.
Verify source of funds or beneficial ownership	The platform must not be used to conceal ownership; users are responsible for lawful, transparent dealings (Benami law).
Endorse or guarantee listing content	Property details, prices, RERA numbers and credentials are supplied by brokers/sellers and are not independently verified by the platform.

> **In one line.** MadhyamConnect is not a lawyer, a chartered accountant, a sub-registrar, or a real-estate agent. It is a tool that helps a professional do their work — not a substitute for professional advice or legal due diligence.

4 How we represent verification

When MadhyamConnect shows that something is "verified", we mean a specific, limited thing: **a data point was cross-checked against a stated source** — never that we legally guarantee title or ownership. We distinguish clearly between:

- **Declared** — supplied by the broker/seller, not independently checked.
- **Checked** — cross-referenced against a stated source (for example, a RERA number looked up on the State portal) on a stated date.

Portal and public records can change, and records confirm the *record* — not the underlying truth of ownership. So the authoritative checks (encumbrance certificate, a full title search, mutation/khata records, and a lawyer's written opinion, followed by registration before the sub-registrar) remain external and mandatory. The **Trust & Verification Methodology** sets this out in full.

5 Your responsibilities as a broker

Because the platform is a tool and you are the professional, some things stay with you:

- **RERA registration:** if you act as a real-estate agent where registration is required (Real Estate (Regulation and Development) Act, 2016, s.9), hold and keep it current, and do not list or facilitate a project that must be RERA-registered but is not (s.10).
- **Honest disclosure:** do not make false or misleading statements about a property or your services (RERA s.10; Consumer Protection Act, 2019).
- **Lawful data:** only enter another person's contact details where you have a lawful basis to do so, and treat that data responsibly.

MadhyamConnect supports you in meeting these — for example, by giving RERA details a first-class place on your profile — but the obligation is yours.

DISCLAIMER

Informational only. This document explains MadhyamConnect's purpose and limits for general information; it is not legal, tax or financial advice. References to Indian law are summaries and may change; verify current requirements with the relevant authority and a qualified professional. MadhyamConnect is a software tool and is not a real-estate agent, lawyer, chartered accountant or party to any transaction. Queries via genxdigitalsolutions.com.

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