



Ardhisasa Made Easy: Dodging Everyday Mistakes

If you've ever tried navigating Ardhisasa, you'll know it's a powerful tool for managing land records, but also one that can test your patience if you miss a small detail. The system is designed with strict security and accuracy checks, which means even ordinary mistakes can cause frustrating delays. The good news? Most of these hiccups are easy to avoid once you know where users commonly err.

One of the most frequent slip-ups happens right at the start. **Registration.** When opening an Ardhisasa account, individuals must use their current **National ID card or Alien card**. Each card carries a unique serial number, and if you accidentally key in the number from an expired or replaced card, the system simply won't let you through. It's a small oversight, but one that can stall your registration before you even get started.

Another common snag involves linking your account to a **phone number**. Ardhisasa's security features require you to enter a **One-Time Password (OTP)** every time you log in, and while the system sends OTPs to both your phone and email, only the phone number can be used for verification.

If you link your account to a number you later discard or rarely use, you'll find yourself locked out. Changing the linked number is possible but notoriously tedious, so it's best to ensure you connect your account to a sim number that will remain active and accessible.

Another area that often causes delays on Ardhisasa is inconsistency in the **identification documents**. The system is directly linked to the Registrar of Persons database, which means your details must match exactly with what appears on your National ID card or Alien card.



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If your names are spelled differently, appear in a different order, or don't tally with the names on your title document, the system will flag the discrepancy. This is especially common where land was acquired using a different document, such as a passport, which may carry variations in names. When you later attempt to replace a title, the mismatch can stall the process. The safest way forward is to begin with the Registrar of Persons, ensure your ID reflects the correct names, then align your Ardhisasa account accordingly. Consistency across all documents is key.

Once your account is open, there are a few additional details that can make or break your application. First, ensure that your **KRA PIN** details are properly captured from iTax. Missing PINs are a common reason applications get returned. Next, upload a **clear passport-size photograph** that meets the system's strict criteria: it must be in colour, show your head and shoulders against a white background, and be an original image, not a photo of a photo. Many applications have been rejected simply because one party failed to provide a proper photo or KRA PIN.

Finally, don't overlook the specimen signature. This is a security feature that allows the registrar to verify your signing, but it isn't visible to you once uploaded, it's only accessible to the registry. Avoid signing with your finger on a touchscreen, as this often produces unclear signatures. Instead, invest in a stylus pen, which mimics a real pen and captures your signature neatly.

Applications can be turned away if a party hasn't provided a specimen signature, so it's worth taking the extra step to get it right. At the end of the day, the point of this article is simple: Ardhisasa isn't difficult, it's detail-sensitive. Most of the delays users may face don't come from the system being "too complicated," but from small oversights like mismatched names, inactive phone numbers, missing KRA PINs, unclear photos, or forgotten specimen signatures. By slowing down and double-checking these basics before you start, you save yourself time, avoid frustration, and make the process smoother for everyone involved. Think of it as preparing your toolkit before a journey, once everything is in order, Ardhisasa really does become easy.