

CHECK LIST FOR FARMLANDS BUYERS IN TELANGANA

1.LAND ADDRESS:

Know the address of agriculture land. Every agriculture land will have survey number in that particular revenue village, mandal and division.

2.LAND CLASSIFICATION:

Prohibited categories lands such as assigned lands, forest lands, lands fall under full tank level, lands assigned to the poor by government, Inami lands and some other categories are not permitted by law to buy. Schedule Tribes can only buy Lands in tribal areas. Before buying farmlands we have to check Setwar record in Tehsil office and 13B register in Village records to know information about permitted lands for buying and selling.

3.LEGAL DOCUMENTS:

Take passbook photocopy of that farmland, check details of survey number in Telangana State Dharani website, know about land classification, check revenue village book 13B and inquire in Mandal Tahesil office books Kasara phani, Sethwar.

Take Encumbrance Certificate and market value card from concerned Registration office or government website to know about bank loans and registration transactions.

Before registration of land do proper land survey by checking in Naksha and Tiffin.

Take proper legal opinion of a lawyer before paying advance.

Know about how much land can an individual or family can hold.

4.SELLER BACKGROUND:

Inquire about seller family to avoid future legal risk. Know about seller financial credibility. Inquire seller social life trust credibility in society. Inquire about family disputes.

Inquire about boundaries and disputes. Know about any claims from outsiders.

5.SOIL:

Know about Soil, for which type of crops based on water density this soil is useful.

6.FARM TYPE:

Know about farm type, crop type and number of crops for a year.

7.WATER RESOURCE:

Know about water resource availability, reservoir canal, next to village lakes, wells, bore wells, flood canals and rain dependent. Land rates depends based on water resource type.

8.ELECTRICITY:

Know about electricity facility, electricity availability, time schedules and motors.

9.ROAD CONNECTIVITY:

Know about road connectivity, next to national highway or sate road or village road. Based on type of road connectivity land rates depends.

10.PROPERTY MANAGEMENT SERVICES:

Know about property management services or crop lease services , rates, procedures and regulations.

11.MARKET PLACE:

Know about types of market places for crops grown.

12.PRICE:

Inquire about market price, registration value and latest transactions rates.

13. APPRECIATION:

Study past 20 years land rates and analyze future appreciation in that location.

14.POST PURCHASE OF FARMLAND: PASSBOOK AND LATEST PAHANI

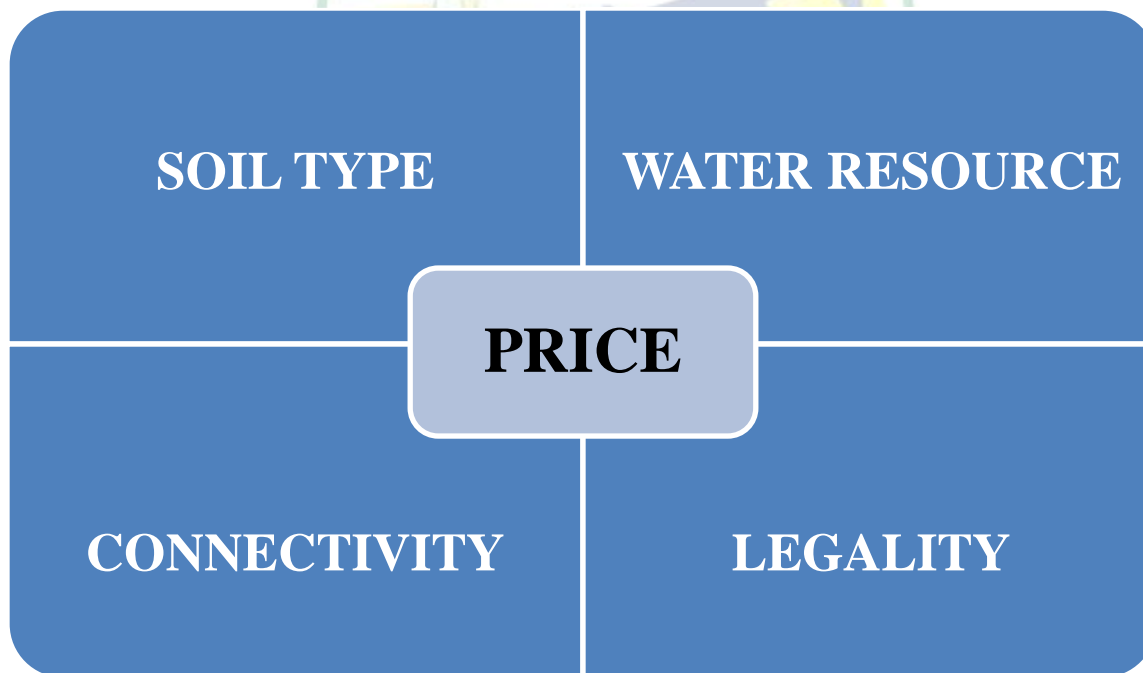
After buying the farmland, on the same day enter transaction deal (acres) in your existing passbook or take new passbook, take Record of Rights (ROR) 1B document and latest pahani which shows your purchased land entry in Tehsil office records. Make sure that your land registered in revenue village records.

15.GOVERNMENT SCHEMES:

Know about all Central and State government schemes available for your crop type. As per your eligibility enroll your name for government schemes.

15.BANK LOANS:

Before buying check the bank loans eligibility with the required documents.



Kindly Note: All the above mentioned points are our personal views based on our studies and experience, they may vary as per time and change in government policies, please check with concern regulatory bodies and legal experts for accurate information.