LAKSHMI PROPERTIES

BUYER RESOURCE

Tamil Nadu Land Documents Checklist

A practical organiser for buyers comparing agricultural land and other property near Hosur, Denkanikottai, Thally and Anchetty.

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Use this checklist to organise questions and records. A tick means the item has been obtained or examined - not that title, access, boundaries, classification or approvals are legally confirmed.

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Before paying an advance

Start with the identity of the land, the seller and the title chain. Names, survey numbers, subdivisions, extent and boundaries should be compared across the available records rather than checked in isolation.

1. Seller and authority

Confirm who is proposing the sale and why that person can bind every owner.

- [ ] Seller identity
  Name and identity details correspond with the title documents.
- [ ] All owners identified
  Joint owners, co-parceners, legal heirs and other claimants are understood.
- [ ] Authority document
  Power of attorney, company or partnership authority is examined where applicable.
- [ ] Original-document position
  The seller explains who holds every original and why anything is missing.

2. Title and transaction documents

Ask for the records needed to understand how the seller acquired the property.

- [ ] Current title deed
  Sale, settlement, gift, partition or other operative document.
- [ ] Parent and link documents
  Earlier deeds sufficient to review the relevant title history.
- [ ] Encumbrance material
  Search period, names, village and survey details are appropriate for the property.
- [ ] Loans and releases
  Mortgages, deposits of title deeds and releases are identified.
- [ ] Court or family matters
  Pending cases, succession issues and family claims are disclosed and checked.

Stop and clarify

A mismatch in owner name, survey number, extent, boundary or access description is a question to resolve - not a detail to postpone until registration.

Revenue, survey and site checks

Revenue and survey records assist identification and comparison, but no single record replaces a complete title review.

3. Revenue and survey records

Collect the records applicable to the village and property type.

- [ ] Patta and Chitta
  Names, survey and subdivision references and extent are compared.
- [ ] A-Register extract
  Land classification, extent and relevant revenue particulars are reviewed.
- [ ] Adangal or cultivation record
  Where relevant, the recorded use and cultivation particulars are examined.
- [ ] FMB or survey sketch
  Shape, measurements and subdivision details are compared with the site.
- [ ] Tax and revenue receipts
  Current receipts are checked without treating payment alone as proof of title.
- [ ] Patta-transfer history
  Recent changes are understood where the official service provides the information.

4. Physical property inspection

Walk the site in daylight and verify what can actually be reached and used.

- [ ] Approach and legal access
  The route is physically usable and its legal basis is verified.
- [ ] Boundary identification
  Stones, fencing and occupied extent correspond with survey information.
- [ ] Possession and occupation
  Cultivators, tenants, caretakers or third-party use are identified.
- [ ] Terrain and drainage
  Slope, low areas, rock, runoff and usable extent are observed.
- [ ] Water and electricity
  Existing sources, connection status and seasonal limitations are investigated.
- [ ] Neighbour and local enquiry
  Material disputes or access problems are independently checked.

5. Intended use and restrictions

Check feasibility for the buyer's real purpose before relying on a sales description.

- [ ] Land classification
  The recorded classification is suitable for the proposed transaction and use.
- [ ] Planning and approvals
  No future conversion, building or commercial use is assumed without verification.
- [ ] Acquisition and restrictions
  Applicable notices, prohibited transactions and special restrictions are checked.

Price, agreement and registration preparation

6. Price and commercial terms

Keep every number and unit consistent from enquiry through agreement.

- [ ] Asking price confirmed
  Per acre, per square foot or total consideration is stated clearly.
- [ ] Extent used for pricing
  Document extent, measured extent and usable extent are not confused.
- [ ] Guideline value checked
  Used as registration context, not represented as automatic market value.
- [ ] Additional costs budgeted
  Registration, professional review, survey and immediate site work are considered.

7. Before signing or paying

The written instrument should match the final property, parties and negotiated terms.

- [ ] Property schedule verified
  Village, survey, subdivision, extent and boundaries are accurate.
- [ ] Advance and refund terms
  Amount, due dates, conditions and consequences are recorded.
- [ ] Seller obligations
  Documents, clearances, survey or loan closure duties are specified.
- [ ] Registration readiness
  Parties, originals, witnesses and current procedural requirements are confirmed.
- [ ] Independent professional review
  Advice is obtained for the specific transaction before commitment.

Official online resources

Tamil Nadu e-Services - Patta, Chitta, FMB and Integrated Land Record services.

Tamil Nilam Citizen Portal - patta-transfer history and related citizen services.

Tamil Nadu Registration Department - registration, guideline-value and related services.

Official online EC application manual - Registration Department user guidance.

TNAU soil-testing laboratory directory - includes a Krishnagiri laboratory listing.

Property review notes

Village / locality	
Survey / subdivision	
Extent and asking price	
Owner names	
Open questions / missing records	

Need help organising a Hosur-area land review?

Advocate Mr Raghunathan - 35+ years of experience
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Disclaimer: This checklist is general educational information, not legal, tax, survey, valuation or investment advice. Records, law, procedure, rates and availability can change. Complete the checks and obtain advice appropriate to the specific property and parties before paying an advance or signing.