

Due Diligence Checklist for Farmhouse Buyers in Delhi NCR

Title Verification and Legal Status

- ☐ Verify original title documents (jamabandi/khasra/khatauni)
- ☐ Confirm land ownership in revenue records (obtain certified copies)
- ☐ Check for any pending litigation on the property
- ☐ Verify that land is free from encumbrances (obtain non-encumbrance certificate)
- ☐ Check if the seller has clear title to transfer the property
- ☐ Verify if the property has been mortgaged or has any liens
- ☐ Check if the property is subject to any acquisition proceedings

Regulatory Compliance Verification

- ☐ Verify if the land falls under Aravalli Notification area
- ☐ Check if the land is in floodplain zone (Yamuna/Hindon)
- ☐ Verify if the land is designated as agricultural in the Master Plan
- ☐ Check if farmhouse construction is permitted in the area
- ☐ Verify compliance with minimum land holding requirements
- ☐ Check if the property complies with land ceiling regulations
- ☐ Verify if any forest department notifications affect the land

Construction and Building Verification

- ☐ Verify if existing structures have proper building permissions
- ☐ Check if construction complies with maximum ground coverage (typically 5%)
- ☐ Verify if construction complies with maximum FAR (typically 10%)
- ☐ Check if height restrictions have been followed (typically 8 meters)
- ☐ Verify if minimum plantation requirements have been met (50% of total area)
- ☐ Check if setback requirements as per Master Plan have been followed
- ☐ Verify if any unauthorized construction exists on the property

Environmental Compliance

- ☐ Check if required environmental clearances were obtained
- ☐ Verify compliance with groundwater extraction regulations
- ☐ Check if tree cutting permissions were obtained (if applicable)
- ☐ Verify compliance with waste management regulations
- ☐ Check if the property is in an environmentally sensitive zone
- ☐ Verify if rainwater harvesting systems are in place (if required)
- ☐ Check for any environmental violations or pending notices

Utility Connections and Infrastructure

- ☐ Verify legal status of electricity connection

- ☐ Check water supply arrangements and permissions
- ☐ Verify sewage disposal system compliance
- ☐ Check access road permissions and legal status
- ☐ Verify if property has legal access to public roads
- ☐ Check if boundary walls and gates have proper permissions
- ☐ Verify if any utility bills are pending

Financial and Tax Due Diligence

- ☐ Verify payment of land revenue/agricultural tax
- ☐ Check property tax status and pending dues
- ☐ Verify if capital gains tax implications have been considered
- ☐ Check for any pending utility bills or local authority dues
- ☐ Verify if stamp duty and registration fees have been calculated correctly
- ☐ Check if TDS needs to be deducted on the purchase (1% for properties over ₹50 lakhs)
- ☐ Verify GST implications (if applicable)

Legal Documentation Review

- ☐ Review sale deed/agreement thoroughly
- ☐ Check if all necessary annexures and documents are attached
- ☐ Verify if power of attorney (if any) is valid and registered
- ☐ Check if all previous chain of title documents are available
- ☐ Verify if all necessary permissions for transfer are in place
- ☐ Check if any specific conditions or restrictions are mentioned in the documents
- ☐ Verify if all co-owners have consented to the sale

Compliance with Recent Court Orders

- ☐ Check compliance with Supreme Court orders on Aravalli protection
- ☐ Verify compliance with NGT orders on floodplain protection
- ☐ Check compliance with High Court orders on land use
- ☐ Verify if any specific court orders affect the property
- ☐ Check if property is subject to any ongoing litigation

Physical Verification

- ☐ Conduct physical inspection of the property
- ☐ Verify boundaries match with documents
- ☐ Check for any encroachments on the property
- ☐ Verify actual land use matches documents
- ☐ Check condition of existing structures
- ☐ Verify access to roads and utilities
- ☐ Check for any signs of environmental issues

Future Development Potential

- ☐ Check if land conversion is permitted in the area
- ☐ Verify procedure and feasibility for land use conversion
- ☐ Check for any development restrictions in the area
- ☐ Verify if the area is likely to be affected by future infrastructure projects
- ☐ Check if any changes in regulations are expected that might affect the property
- ☐ Verify if any urban expansion plans might affect the property
- ☐ Check if property is in an area marked for future development