

Haryana land parcel verification checklist

Work through these checks before you commit capital to a parcel in Haryana. Tick each box only when you hold the document or have seen the record yourself.

1. Pin down the parcel exactly

Where: The seller, then the tehsil or village revenue records.

Documents

- ☐ The seller's sale deed or agreement, showing village, khewat and khasra numbers
- ☐ A site plan or revenue map (shajra) of the parcel

Confirm

- ☐ District, tehsil and village match everywhere they appear
- ☐ Khasra numbers add up to the area being offered
- ☐ Area is converted correctly: 8 kanal make 1 acre, and 20 marla make 1 kanal

2. Read the Jamabandi (record of rights)

Where: Haryana's Jamabandi portal (jamabandi.nic.in), or the tehsil office.

Documents

- ☐ A current Jamabandi copy for each khewat and khasra involved
- ☐ Earlier Jamabandis (the last two or three cycles) to see how ownership changed

Confirm

- ☐ The owner on the record is the person selling, in the share they claim
- ☐ Every co-owner is identified and will sign
- ☐ The area matches the offer
- ☐ Look for entries marked as mortgage (rehan), lease or other rights
- ☐ Check the land type and how it is used on the record

3. Trace the mutation history (intkal)

Where: Revenue records at the tehsil; mutation details appear in the Jamabandi history.

Documents

- ☐ Mutation entries for the parcel
- ☐ The registered deeds each mutation relied on (sale deed, gift deed, will, succession documents)

Confirm

- ☐ Each transfer in the chain is backed by a registered deed
- ☐ No mutation is pending or disputed
- ☐ Inheritance is fully recorded, with all legal heirs identified

4. Check possession on the ground (girdawari)

Where: Village revenue officer (patwari) records, and an inspection of the land.

Documents

- ☐ Recent girdawari entries
- ☐ A site visit report with photographs and boundary notes

Confirm

- ☐ The person in possession is the owner or is bound to vacate
- ☐ No tenant or occupier claims rights
- ☐ Boundaries, access and demarcation match the map

5. Search for encumbrances

Where: The registration department (sub-registrar of the area); for a company seller, its charges on the MCA register.

Documents

- ☐ Encumbrance certificate covering at least the last 13 to 30 years, as the matter requires
- ☐ Any loan, mortgage or charge documents the seller admits to

Confirm

- ☐ No mortgage, lien, attachment or charge is outstanding, or each has a written release
- ☐ The seller has not already agreed to sell the same land to someone else

6. Confirm the land can be used as intended

Where: Directorate of Town and Country Planning (DTCP) Haryana; for HSVP or HSIIDC sectors, the authority itself.

Documents

- ☐ Change of land use (CLU) permission, where the use differs from the record
- ☐ DTCP licence or approval for a development, and its renewals
- ☐ The development plan zoning for the sector

Confirm

- ☐ The zoning permits the intended use
- ☐ CLU or licence is current, in the name of the seller or promoter, and not lapsed or cancelled
- ☐ External and internal development charges (EDC and IDC) are paid or accounted for

7. Check RERA for projects and promoters

Where: Haryana RERA (haryanarera.gov.in), Gurugram and Panchkula authorities.

Documents

- ☐ The RERA registration certificate and project page
- ☐ Orders or complaints listed against the promoter or project

Confirm

- ☐ The promoter on the RERA record is the person you are dealing with
- ☐ The registration is approved and has not lapsed
- ☐ No adverse orders or pending hearings

8. Search for litigation and company records

Where: eCourts (ecourts.gov.in) for court cases; the Ministry of Corporate Affairs (mca.gov.in) for company records.

Documents

- ☐ Case searches for the seller, the previous owners and the parcel
- ☐ Company master data, directors and charges for a corporate seller

Confirm

- ☐ No pending suit, injunction or stay affects the land or the seller's right to sell
- ☐ The company exists, is active, and its directors authorised the sale
- ☐ No charge is registered over the land, or each is satisfied

9. Prove the seller's authority

Where: The seller, with confirmation from the owner directly.

Documents

- ☐ For a company: board resolution authorising the sale and the signatory
- ☐ For an agent: a registered power of attorney that covers sale, still valid
- ☐ For a mandate holder: the written mandate and the owner's identification

Confirm

- ☐ The person signing is the owner, or holds a valid, specific authority from the owner
- ☐ The owner has confirmed the authority directly, not through the intermediary
- ☐ The chain between owner and you has as few links as possible

10. Verify on site, then document it

Where: An inspection of the parcel, with a surveyor where needed.

Documents

- ☐ A licensed surveyor's demarcation report where boundaries are unclear
- ☐ Photographs, a dated inspection note and access details

Confirm

- ☐ Boundaries and area on the ground match the record
- ☐ Legal access to a public road exists
- ☐ No encroachment, unauthorised construction or unrecorded occupant

Red flags: stop and take advice if you see any of these

- ☐ The owner on the Jamabandi is not the person selling, or the sale is by "agreement to sell" or power of attorney alone, with no registered title behind it
- ☐ A mutation is pending, disputed, or was never made after a sale or inheritance
- ☐ The record shows a mortgage (rehan) or another entry that the seller has not mentioned
- ☐ The area on the record differs from the area offered, or the units are mixed so they cannot be reconciled
- ☐ Some co-owners, or the legal heirs of a deceased owner, are not part of the sale
- ☐ The land is recorded as something other than the intended use, with no change of land use permission
- ☐ Part of the land is under acquisition, notification or a road or green-belt reservation
- ☐ The RERA promoter or the licence holder has a different name from the seller
- ☐ A court case, stay or injunction affects the land or the seller
- ☐ Several intermediaries sit between you and the owner, or the owner will not speak to you directly
- ☐ The price is far below comparable land, or you are pushed to pay or sign quickly before checks are complete
- ☐ The seller will not share records, or shares only photocopies and screenshots

This guide is general information for people evaluating land in Haryana. It is not legal advice or a title opinion, and procedures, portals and fees change. Confirm each step with a qualified advocate and the relevant authority before you commit capital.

Read the full guide: <https://asiainvestorssociety.com/guides/haryana-land-verification/>