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Checklist: Before Buying Land in Kerala

Check these points before you pay an advance for land or a house in Kerala.

TITLE

- [ ] Seller's title deed and prior deeds (ideally 30 years)
- [ ] Encumbrance certificate covering the same period
- [ ] Mutation (thandaper) in the seller's name
- [ ] Latest land tax receipt

LAND STATUS

- [ ] Land classification in the revenue records
- [ ] Check for paddy land / wetland restrictions
- [ ] Check coastal regulation (CRZ) if near the coast
- [ ] Check for any acquisition proposals affecting the land
- [ ] Survey and boundary match the deed

BUILDING

- [ ] Building permit and approved plan
- [ ] Occupancy certificate
- [ ] Building tax receipts
- [ ] RERA registration for project flats or villas

TRANSACTION

- [ ] Written agreement for sale before paying an advance
- [ ] Stamp duty and registration fee estimate
- [ ] Registration at the correct Sub-Registrar office
- [ ] Apply for mutation into your name after purchase

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