The One Acre
• FARMS •

Before you buy farmland

A farm visit checklist for Karnataka

Papers to ask to see *collect them for your lawyer*

- [ ] **RTC / Pahani:** the Revenue Department's record for the land. Do the owners' names and survey number match the seller and the other papers?
- [ ] **Encumbrance Certificate (EC):** documents registered on the land for a period you choose. Do the sales match the sale deeds? Any loan listed?
- [ ] **Khata details:** the account the land is recorded under. For farmland, the number is on the RTC.
- [ ] **Survey sketch (11E or tippan):** the drawing of the parcel. Does it match the boundary you walk?
- [ ] **Earlier sale deeds and mutation history:** does the chain of sales reach the present seller?

On the ground

- [ ] **Water:** where does it come from, and how did it hold up last dry season?
- [ ] **The road in:** drive the last stretch. What is it like in the monsoon?
- [ ] **Boundary stones:** ask to be shown the markers. Walk the edge.
- [ ] **What is planted:** which trees and crops, how old, how healthy?
- [ ] **Who tends it:** who looks after the land on the days you are not there?
- [ ] **Neighbours:** what borders the land? Talk to a neighbour if you can.

Questions to ask

- [ ] Can I have copies of these papers for my lawyer?
- [ ] Whose names are on the records, and are they all part of this sale?
- [ ] Can I come back in a different season before I decide?

Notes

This is a general checklist, not legal advice. Have your own lawyer review the documents before you buy.