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Land / Property Purchase in Bihar — Due-Diligence Checklist

Use this as a preliminary document-gathering checklist before purchasing land/property in Bihar. It is not a substitute for title due diligence by a qualified professional.

1. Seller and ownership

- Seller's identity and authority to sell.
- Current title/registered deed available with the seller.
- Previous chain documents available for review.
- If inherited: relevant succession/inheritance documents, where applicable.
- If represented by another person: authority/POA documents, where applicable.

2. Bihar revenue records

- Jamabandi/revenue record available for the property.
- Mutation/dakhil-kharij records, where applicable.
- Recent rent/revenue receipt, where applicable.
- Khata, khesra/plot, mouza and area details.
- Any survey, measurement or demarcation record.

3. Registration and encumbrance checks

- Review the relevant registered documents and registration details.
- Check for known mortgages, charges, litigation, attachments or other claims.
- Verify that names, area, boundaries and property identifiers are consistent across records.

4. Physical verification

- Visit and identify the property on the ground.
- Compare boundaries and area with available records.
- Check possession and whether any third party is occupying or claiming the property.
- Take dated photographs for your records.

5. If buying a RERA-covered project

- Check the project's RERA-related information and applicable buyer documents.
- Review the agreement for sale and allotment documents.
- Check the project's approved/available documents and status before committing funds.

6. Before paying or signing

- Do not rely only on a broker's verbal representation.

- Keep copies of all documents reviewed.
- Have the transaction documents reviewed by an advocate before signing.
- Confirm the exact property description and consideration/payment terms in the document.

Before your consultation

- Bring originals where available and keep copies/scans for your records.
- Arrange documents in date order and keep important notices/orders together.
- Do not share Aadhaar, PAN, bank details, OTPs or passwords through an unsecured website or chat.
- Write down a short timeline of important events, with dates and names of people/organisations involved.

Disclaimer

This checklist is for general informational purposes only and is not legal advice. Documents and requirements can vary depending on the facts, applicable law, court or authority. Do not submit documents solely because they appear on this checklist; confirm what is required for your matter with the relevant authority or a qualified advocate.

Official sources checked for this edition

- Bihar Department of Revenue and Land Reforms — official downloads and land-record resources. [■cite■turn0search17■turn0search19■](#)
- Bihar RERA — official buyer/project document resources. [■cite■turn0search7■turn0search49■](#)

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