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Property Dispute — Document Checklist

Use this checklist to organise documents before discussing a property or land dispute. It is intentionally a practical document-gathering checklist rather than a statement that every item is legally required.

1. Ownership and title documents

- Registered sale deed, gift deed, partition deed, exchange deed, settlement deed or other document by which the property was acquired, if applicable.
- Earlier title/chain documents available with you.
- Any registered document or certified copy already obtained from the registration authority.
- Will, probate/letters of administration or succession-related documents, where relevant.

2. Revenue and land records — Bihar

- Mutation/dakhil-kharij order or record, if available.
- Recent land revenue/rent receipt, if applicable.
- Jamabandi or other available revenue record.
- Khesra/plot, khata and mouza details, where applicable.
- Any Bihar land-record, survey or measurement document relevant to the dispute.

3. Possession and boundary evidence

- Property/site photographs and videos with dates where possible.
- Survey/demarcation/measurement reports, if any.
- Maps, plans or boundary descriptions in your possession.
- Electricity, water, municipal or property-tax records that help establish possession or use, where relevant.

4. Dispute and communication records

- Legal notices and replies.
- Police complaints, if any.
- Civil/revenue/court filings, orders and notices, if any.
- Messages, emails or letters relevant to the dispute.
- Details of witnesses or persons with relevant knowledge.

5. If the property is a Bihar RERA-related project

- Agreement for sale/allotment documents.
- Payment receipts and correspondence with the promoter.
- Relevant project/property documents available to you.
- Any RERA complaint, order or notice already received.

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 — Downloads and land-record related forms. [■cite■turn0search17■turn0search19■](#)
- Bihar RERA — official downloads include buyer/project-related forms and documents. [■cite■turn0search7■turn0search49■](#)

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