

WHICH DOCUMENTS ARE TO BE VERIFIED BEFORE PURCHASE OF A FLAT?

Before you purchase a flat, you can have a title and document search conducted by a competent advocate. It is a professional job that can be done with professional assistance.

WHAT ARE ALL THE IMPORTANT DOCUMENTS ONE SHOULD CHECK BEFORE BUYING ANY PROPERTY?

If you want to purchase a property, you have to look at the sanctioned plan, approved layout plan, ownership documents, partnership deed, carryout search, etc. You can use the services of an advocate before you purchase a property for advice.

CAN AN ADVOCATE GET INSPECTION OF ALL TITLE DOCUMENTS FOR THE PROPERTY?

The lawyer can be allowed to take inspection of all original documents pertaining to the property./div>

HOW TO VERIFY THE AUTHENTICITY OF THE VARIOUS DOCUMENTS SUBMITTED BY THE SELLER OF THE HOUSE, PARTICULARLY WITH REGARD TO THE POSSIBILITY THAT THE HOUSE HAS NOT BEEN SOLD EARLIER TO A THIRD PARTY?

Regarding authenticity of documents, again, you can take the help of an advocate to verify.

WHICH DOCUMENTS MUST BE COMPULSORY REGISTERED?

The following documents are required to be registered compulsorily under the Indian Registration Act, 1908:

- (a) Every time the immovable property is sold/purchased, the agreement needs to be registered.
- (b) Instrument of gift of immovable property;
- (c) Other non-testamentary instruments which purport or operate to create, declare, assign, limit or extinguish, whether in future or in present, any right, title or interest, whether vested or contingent, of the value of one hundred rupees and upwards to or in immovable property.
- (d) Non-testamentary instruments which acknowledge the receipt or payment of any consideration on account of creation, declaration, assignment, limitation or extinction of any such right, title or interest;
- (e) Lease of immovable property from year to year or for any term exceeding one year or reserving a yearly rent. But the State Government may publish an order in official gazette exempting any district or a part of a district or a lease that does not exceed the term of five years and the annual rent of which does not exceed Rs. 50/- .
- (f) Non-testamentary instruments transferring or assigning any decree or order of a court or any award when such decree or order or award purports or operates to create, declare assign, limit or extinguish, whether in future or in present, any right, title or interest, whether vested or contingent, of the value of one hundred rupees and upwards to or in immovable property.
- (g) Authorities to adopt a son that is not conferred by a will.