Land Documents, Explained

Understand the question each document helps answer. Keep them together; no single paper replaces a property investigation.

Deed and ownership chain

The current deed and earlier records help explain how ownership reached the seller. A lawyer examines the chain, execution, property identity and the seller's rights.

EC and revenue records

An EC reflects registered transactions found for its property description and period. Revenue or mutation entries have another purpose and do not themselves confer title. A nil EC is not proof that every possible dispute has been ruled out.

Plans and seller authority

An approved plan helps you check development scope and conditions. Identity, co-owner consents, company authority or a power of attorney help establish who may sign. Their legal effect needs transaction-specific review.

General information for Indian property buyers, with Andhra Pradesh references. Current procedures, records and restrictions vary by location and property. This is not legal advice or a clearance certificate.

What should I request?

Ask your lawyer which documents and searches fit the property history.

- [ ] Current title deed and the relevant earlier link documents.
- [ ] EC for an appropriate period, matching the property description.
- [ ] Relevant revenue and survey records; explain any mismatch with the deeds.
- [ ] Seller identity and evidence of authority, consents or releases where needed.
- [ ] Approved layout or building plan, conditions and applicable RERA disclosures.
- [ ] Draft agreement, itemized quotation and proposed transfer documents.

Additional records needed for this property

Make the records agree.

Compare details across the papers and the physical property.

- [ ] Names and authority: who owns, signs and receives payment?
- [ ] Identity: village, survey reference, subdivision, phase and plot or unit number.
- [ ] Measurements: area, units, dimensions, boundaries and professional survey.
- [ ] Access: approved road or documented rights, not only a visible track.
- [ ] Use: land classification, zoning and current development requirements.
- [ ] Charges and claims: recorded transactions, required releases and further searches advised by your lawyer.

Difference found / explanation / evidence needed

Track the unanswered questions.

Record receipt and review separately. Having a document does not mean its contents are satisfactory.

Document / issued by / reference and date

Which property or phase does it cover?

Question the document should answer

Mismatch, missing link or qualification

Independent reviewer / clarification requested

Response and evidence received

Resolution date / remaining action

Keep a dated copy of portal records. Use official channels for certificates and clarification. Do not infer an approval or legal conclusion from a document label alone.

Where to take your questions.

Use the right office and professional for the issue you need answered.

Property lawyer: title chain, seller authority, applicable restrictions, searches and transaction terms.
Surveyor: plot identity, demarcation and dimensions.
Planning authority: approved scope, land use and building requirements.
Registration or revenue office: relevant official records and current procedures.

Official reading and verification

Real Estate (Regulation and Development) Act, 2016 - India Code
Open official source

Official Andhra Pradesh RERA project portal
Open official source

Property registration and EC questions - APNRT, Government of Andhra Pradesh
Open official source

Encumbrance Certificate in Andhra Pradesh - Government Services Portal
Open official source

Supreme Court judgment, 19 December 2025 - mutation and title
Open official source

Online records can help a review; they do not replace a property-specific opinion. If an official portal is unavailable, contact the relevant office. Do not rely on an unofficial mirror as a clearance.