

FAQs
Topic- Business Location (Property Transfer)

Immovable Property Administration

B-Ready assessment area	Relevant Provisions	Links
<p>Existence of National Immovable Property Registry- Existence of an immovable property registry with national scope</p>	<p>Section 7, 17 and 16A Registration Act, 1908. India satisfies the criteria of having multiple local property registries with nationwide data integration. Property registration is governed by the Registration Act, 1908, under which State Governments administer Sub-Registrar Offices (SROs). Through the Digital India Land Records Modernization Programme (DILRMP), these registries have been digitized and integrated within a centralized framework. Section 17 mandates compulsory registration of documents affecting immovable property; Section 7 establishes Registrars and Sub-Registrars; and Section 16A grants legal validity to computerized record-keeping and electronic integration.</p>	
<p>Disclosure of Immovable Property Registry Information- Access to property ownership information</p>	<p>Section 57, 91, Registration Act, 1908. (i) Registration Act 1908 - Section 57: Requires Registering Officers to allow public inspection of certain registers and indexes (like Book No. 1 and 2) and to provide certified copies of entries upon fee payment. (ii) Registration Act 1908 -Section 91: Makes certain officially-executed and exempted documents and maps mentioned in Section 90 available for public inspection and copying, subject to rules and prescribed fees.</p>	
<p>Availability of Digital Property Title Certificates - Certificates are digital</p>	<p>Digitalized formats of land title certificates are available online through three primary portals: Registered title history (via e-Search): Accesses digitally registered deeds (sale, mortgage, lease, etc.) to view details like registration number, parties, deed type, and encumbrance status. a. Search by Name or Property Address, selecting the SRO and locality. b. Land Map & Khasra Record (via DLRC): Provides cadastral maps and land ownership records (Record of Rights/RoR) for rural/urban villages. c. Mutation Status or Ownership Certificate (via e-District)</p>	<p>e-Search- https://esearch.delhigovt.nic.in/ ; इंद्रप्रस्थ भू-लेख- https://dlrc.delhi.gov.in/ ; Home e-District Delhi- https://edistrict.delhigovt.nic.in/Public/TrackApplication.</p>
<p>Property Registration Coverage at National Level i) Property registration coverage at national level ii) Share of land covered by registry: 91-100%</p>	<p>All privately held land plots are formally registered at the Immovable Property Registry at the time of sale or inheritance. The legal framework mandating this 100% registration is the Registration Act, 1908 (Section 17) and the Transfer of Property Act, 1882 (Section 55). These acts compel the registration of documents (like sale deeds) to legally create or transfer rights in immovable property, ensuring 100% compliance on paper.</p>	<p>https://indiankanoon.org/doc/561156/ ; https://www.indiacode.nic.in/bitstream/123456789/2338/1/A1882-04.pdf ; https://dilrmp.gov.in/</p>
<p>Property Registration</p>	<p>All privately held land plots must be registered at the Immovable Property Registry upon sale or inheritance. Section 17 of the Registration Act, 1908 mandates compulsory registration of instruments affecting rights in immovable property, while Section 55 of the Transfer of</p>	<p>Section 17, Registration Act- https://www.indiacode.nic.in/bitstre</p>

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Coverage at Main City Level	Property Act, 1882 governs transfer obligations, ensuring 100% registration in law, including Delhi.	am/123456789/2190/5/A1908-16.pdf
Existence of National Cadaster/Mapping Agency- Existence of a cadaster/mapping agency with national scope	Survey of India (SoI), is the national survey and mapping organization. Under para 5.2.2 of the National Geospatial Policy 2022, the role of SoI has been stated as nodal agency for geospatial data.	Survey of India- https://surveyofindia.gov.in/ ; National Geospatial Policy, 2022- https://dst.gov.in/sites/default/files/National%20Geospatial%20Policy.pdf
Disclosure of Cadastral Information- Access to cadastral plans of privately held land plots	Section 32 of the Delhi Land Revenue Act, 1954 mandates that all official land records, including maps, field books, lists, and registers, shall be open to public inspection during prescribed hours, subject to payment of such fees as may be fixed by the Chief Commissioner. Further, under the National Geospatial Policy, 2022, the Survey of India is designated as the national agency responsible for cadastral mapping in India.	The Delhi Land Revenue Act, 1954- Http://it.delhigovt.nic.in/writereaddata/Cir20185154.pdf ; National Geospatial Policy, 2022- https://dst.gov.in/sites/default/files/National%20Geospatial%20Policy.pdf
Availability of Digital Cadastral Plans - Plans are digital	Revenue Geospatial khasra Information (cadastral plans) are available online. The digitized format of these cadastral plans can be accessed on the mapping agency's portal. This portal provides a digitized, drill-down map view for Delhi's rural and urban areas, enabling users to see boundaries and survey details by selecting District, Sub-Division, Village, and Khasra number. At present 53.26% of all Delhi's cadastral plans have been fully digitized on this portal.	https://gsdl.org.in/revenue/ ; https://dilrmp.gov.in/
Cadastral Coverage at National Level- i) Cadastral coverage at national level ii) Share of land covered by cadaster: 91-100%	Cadaster maps are being digitized under DILRMP. As of 04.08.2025, about 97-98% of cadastral maps.	https://dilrmp.gov.in/
Cadastral Coverage at Main City Level	In Delhi, land records are governed by the Land Revenue Act, 1954, which mandates maintenance of maps, and field books (Sec. 16). 100% of the formal maps exist and are maintained by the Revenue Department and Survey Officers.	Land Revenue Act, 1954- Http://it.delhigovt.nic.in/writereaddata/Cir20185154.pdf
Existence of a Unique Identifier between Immovable Property	Unique Land Parcel Identification Number (ULPIN), also known as Bhu-Aadhaar. A 14-digit alphanumeric code based on the longitude and latitude coordinates of the land parcel. In Delhi, A Khasra number is the unique plot/survey number assigned to a parcel of land in a revenue village, used for the Record of Rights (RoR) and other land revenue records. (see Section 16 mandates the maintenance of a map and field-book (Khasra), and Section 21	https://dolr.gov.in/ulpin/ ; http://it.delhigovt.nic.in/writereaddata/Cir20185154.pdf ; https://revenue.delhi.gov.in/revenue/land-

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Registry and Cadaster	governs the preparation of the Annual Register (Khatauni), which is updated based on the Khasra number of the Delhi Land Revenue Act, 1954)	records#:~:text=This%20land%20information%20system%20would,85%2C%2086A%20etc.
Immovable Property Administration-Property Tax Administration	<p>Article 243-X r/w Seventh Schedule, Constitution of India ; Section 114, The Delhi Municipal Corporation Act, 1957.</p> <p>Article 243-X allows States to authorize Municipalities to levy property tax. Under the Seventh Schedule (State List, Entry 49), States can legislate on taxes on land and buildings, with municipalities using government-set property values to determine the tax base. In Delhi, under Section 114. 124 the Municipal Corporation of Delhi levies property tax/service charges on lands and building falling within the territorial jurisdiction of MCD, based on Unit Area Value method from 2004 onwards.</p>	<p>https://indiankanoon.org/doc/452231/ ;</p> <p>https://www.mha.gov.in/sites/default/files/DMC-Act-1957_0.pdf</p>
Disclosure of Assessed Property Values-Access to assessed values of immovable properties	As per Section 123(B) of The Delhi Municipal Corporation Act, 1957, any owner of any vacant land or covered space of building or any other person liable to pay the property tax or any occupier in the absence of such owner or person, shall file a return of self-assessment and pay the tax as per the norms prescribed through online portal of MCD. To calculate the actual property tax liability of the any property, tax calculator facility is available on the property tax portal of MCD.	<p>https://mcdonline.nic.in/ptrmcd/web/citizen/property/propertyTaxCalculatorSearchByUpic</p> <p>https://www.indiacode.nic.in/bitstream/123456789/1410/1/a1957-66.pdf</p>
Availability of Information on Assessed Property Values-Information on the assessed value of privately held immovable properties is publicly available online	In Delhi, to calculate the actual property tax liability of the any property, tax calculator facility is available on the property tax portal of MCD.	https://mcdonline.nic.in/ptrmcd/web/citizen/property/propertyTaxCalculatorSearchByUpic
Availability of Information on Property Sales Price History-Information on the sales price history of privately held immovable properties is publicly available online	Information on the sales price history of registered, privately held immovable properties in Delhi is partially available online through the Delhi Online Registration Information System (DORIS) portal managed by the Department of Revenue.	<p>https://doris.delhigovt.nic.in/ ;</p> <p>https://scan.delhigovt.nic.in/</p>

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Immovable Property Market

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Absence of Restrictions on Property Market- Domestic Firms – Ownership	<p>Section 9, Companies Act, 2013 ; Section 5, Transfer of Property Act, 1882 ; Section 14, Limited Liability Partnership (LLP) Act, 2008 ; Article 300A, The Constitution of India</p> <p>Domestic firms in India, companies, partnerships, and LLPs, have the same fundamental rights as individuals to own immovable property. A company is a separate juristic person capable of acquiring, holding, and transferring property in its own name. Section 9 of the Companies Act, 2013 grants companies power to acquire and dispose of property. Section 5 of the Transfer of Property Act, 1882 recognizes companies as “persons” for property transfers. Section 14 of the LLP Act, 2008 confers similar rights on LLPs. Article 300A of the Constitution protects property from deprivation except by authority of law.</p>	<p>https://www.indiacode.nic.in/bitstream/123456789/2114/5/A2013-18.pdf ; https://indiankanoon.org/doc/1272508/ ; https://www.indiacode.nic.in/bitstream/123456789/2023/1/A2009-06.pdf ; Article 300A in Constitution of India</p>
Absence of Restrictions on Ownership of Agricultural Land for Domestic Firms	<p>There is no restriction on owning lands to domestic firms. The regulatory framework is provided by Section 54 of the Transfer Property Act 1882 which defines 'Sale' as the transfer of immovable property ownership for a price, mandating a registered instrument for property valued at ₹100 or more.</p>	<p>THE TRANSFER OF PROPERTY ACT, 1882- https://www.indiacode.nic.in/bitstream/123456789/2338/1/A1882-04.pdf</p>
Absence of Restrictions on Ownership based on the Size of the Land for Domestic Firms	<p>Foreign ownership of immovable property in India is governed by the Foreign Exchange Management (Non-debt Instrument) Rules, 2019. Under Rules 30–32, foreign entities (other than those from restricted countries) may acquire or lease property without limits on size or duration, except agricultural land, plantation property, or farmhouses. Entities or citizens from Pakistan, Bangladesh, Sri Lanka, Afghanistan, China, Iran, Nepal, Bhutan, Macau, Hong Kong and DPRK require prior RBI approval, except for leases up to five years. This restriction does not apply to Overseas Citizens of India (OCI).</p>	<p>https://incometaxindia.gov.in/Documents/Provisions%20for%20NR/FEM-Non-debt-Instruments-Rules-2019.htm</p>
Absence of Restrictions on Ownership based on the Type of Property for Domestic Firms	<p>There is no restriction on owning lands to domestic firms. The regulatory framework is provided by Section 54 of the Transfer Property Act 1882 which defines 'Sale' as the transfer of immovable property ownership for a price, mandating a registered instrument for property valued at ₹100 or more.</p>	<p>THE TRANSFER OF PROPERTY ACT, 1882- https://www.indiacode.nic.in/bitstream/123456789/2338/1/A1882-04.pdf</p>
Absence of Restrictions on Leasehold of Agricultural Land for Domestic Firms	<p>There is no regulatory restriction on leasing lands to domestic firms. The regulatory framework is provided by Transfer Property Act, 1882. The leasing of land by domestic firms is aided by Section 105 of Transfer Property Act 1882 which defines a Lease of immovable property as a transfer of the right to enjoy it for a specified time or in perpetuity, in exchange for a premium, rent, or other consideration.</p>	<p>THE TRANSFER OF PROPERTY ACT, 1882- https://www.indiacode.nic.in/bitstream/123456789/2338/1/A1882-04.pdf</p>

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Absence of Restrictions on the Duration of the Lease for Domestic Firms	There is no regulatory restriction on leasing lands to domestic firms. The regulatory framework is provided by Transfer Property Act, 1882. The leasing of land by domestic firms is aided by Section 105 of Transfer Property Act 1882 which defines a Lease of immovable property as a transfer of the right to enjoy it for a specified time or in perpetuity, in exchange for a premium, rent, or other consideration.	THE TRANSFER OF PROPERTY ACT, 1882- https://www.indiacode.nic.in/bitstream/123456789/2338/1/A1882-04.pdf
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Absence of Restrictions on Property Market- Foreign Firms – Ownership	Foreign Exchange Management Act (FEMA), 1999 ; Regulations, Reserve Bank of India (RBI) ; Rules 30,31 and 32, Foreign Exchange Management (Non-debt Instrument) Rules, 2019 (NDI Rules) ; Foreign Direct Investment (FDI) Policy ; FEMA (Acquisition and Transfer of Immovable Property in India) Regulations But with significant restrictions. Foreign ownership of land is governed by FEMA, 1999 and RBI regulations, including the Foreign Exchange Management (Non-debt Instrument) Rules, 2019 (Rules 30–32). A foreign company with an approved Branch Office in India has general permission to acquire immovable property necessary or incidental to its business, subject to reporting to RBI. Agricultural land, plantation property, farmhouses and “real estate business” are prohibited. Liaison Offices cannot own property (lease up to five years only). Entities from specified countries require prior RBI approval.	https://www.indiacode.nic.in/bitstream/123456789/1988/1/A1999_42.pdf ; https://www.indiamarketaccess.in/assets/document s/fema-ndi-rules.pdf ; https://master-dpiit.digifootprint.gov.in/documents/acts-and-policies/foreign-direct-investment-policy-cDNwATNtQWa?pageTitle=Foreign-Direct-Investment-Policy ; https://www.mea.gov.in/images/pdf/acquisition-and-transfer-of-immovable-property-in-india.pdf
Absence of Restrictions on Ownership of Agricultural Land for Foreign Firms	Foreign ownership of immovable property is governed by the Foreign Exchange Management (Non-debt Instrument) Rules, 2019 (Rules 30–32). Generally, foreign entities (other than those from restricted countries) may acquire or lease property in India without limits on size or duration, except agricultural land, plantation property and farmhouses. Entities or citizens from Pakistan, Bangladesh, Sri Lanka, Afghanistan, China, Iran, Nepal, Bhutan, Macau, Hong Kong and DPRK require prior RBI approval, except for	https://www.indiamarketaccess.in/assets/document s/fema-ndi-rules.pdf

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	leases not exceeding five years. This restriction does not apply to Overseas Citizens of India (OCI).	
Absence of Restrictions on Ownership based on the Size of the Land for Foreign Firms- Absence of restrictions on ownership for foreign firms based on the size of the land	For foreign firms, the rules are governed by the Foreign Exchange Management (Non-debt Instrument) Rules, 2019 (NDI Rules): • General Rule: Foreign firms (excluding those from the 11 restricted countries) face no restrictions on the size or duration of land ownership/leasing, except for agricultural land, plantation property, or farmhouses. • Restricted Countries: Firms/citizens from Pakistan, Bangladesh, Sri Lanka, Afghanistan, China, Iran, Nepal, Bhutan, Macau, Hong Kong, and DPRK cannot acquire or transfer immovable property in India without prior RBI permission, other than a lease not exceeding five years. This prohibition does not apply to an Overseas Citizen of India (OCI). (see rules 30,31 & 32 of the Rules)	https://www.indiamarketaccess.in/assets/documents/fema-ndi-rules.pdf
Absence of Restrictions on Ownership based on the Location of Property for Foreign Firms- Absence of restrictions on ownership for foreign firms based on the location of property for foreign firms	For foreign firms, the rules are governed by the Foreign Exchange Management (Non-debt Instrument) Rules, 2019 (NDI Rules): General Rule: Foreign firms (excluding those from the 11 restricted countries) face no restrictions on the size or duration of land ownership/leasing, except for agricultural land, plantation property, or farmhouses. Restricted Countries: Firms/citizens from Pakistan, Bangladesh, Sri Lanka, Afghanistan, China, Iran, Nepal, Bhutan, Macau, Hong Kong, and DPRK cannot acquire or transfer immovable property in India without prior RBI permission, other than a lease not exceeding five years. This prohibition does not apply to an Overseas Citizen of India (OCI). (see rules 30,31 & 32 of the Rules)	https://www.indiamarketaccess.in/assets/documents/fema-ndi-rules.pdf
Absence of Restrictions on Ownership based on the Type of Property for Foreign Firms	For foreign firms, the rules are governed by the Foreign Exchange Management (Non-debt Instrument) Rules, 2019 (NDI Rules):• General Rule: Foreign firms (excluding those from the 11 restricted countries) face no restrictions on the size or duration of land ownership/leasing, except for agricultural land, plantation property, or farmhouses. • Restricted Countries: Firms/citizens from Pakistan, Bangladesh, Sri Lanka, Afghanistan, China, Iran, Nepal, Bhutan, Macau, Hong Kong, and DPRK cannot acquire or transfer immovable property in India without prior RBI permission, other than a lease not exceeding five years. This prohibition does not apply to an Overseas Citizen of India (OCI).(see rules 30,31 & 32 of the Rules)	https://www.indiamarketaccess.in/assets/documents/fema-ndi-rules.pdf
Absence of Restrictions on Leasehold of	For foreign firms, the rules are governed by the Foreign Exchange Management (Non-debt Instrument) Rules, 2019 (NDI Rules): • General Rule: Foreign firms (excluding those from the 11 restricted countries) face no	https://www.indiamarketaccess.in/assets/documents/fema-ndi-rules.pdf

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Agricultural Land for Foreign Firms	restrictions on the size or duration of land ownership/leasing, except for agricultural land, plantation property, or farmhouses. • Restricted Countries: Firms/citizens from Pakistan, Bangladesh, Sri Lanka, Afghanistan, China, Iran, Nepal, Bhutan, Macau, Hong Kong, and DPRK cannot acquire or transfer immovable property in India without prior RBI permission, other than a lease not exceeding five years. This prohibition does not apply to an Overseas Citizen of India (OCI). (see rules 30,31 & 32 of the Rules)	
Absence of Restrictions on Leasehold based on the Size of the Land for Foreign Firms	For foreign firms, the rules are governed by the Foreign Exchange Management (Non-debt Instrument) Rules, 2019 (NDI Rules): • General Rule: Foreign firms (excluding those from the 11 restricted countries) face no restrictions on the size or duration of land ownership/leasing, except for agricultural land, plantation property, or farmhouses. • Restricted Countries: Firms/citizens from Pakistan, Bangladesh, Sri Lanka, Afghanistan, China, Iran, Nepal, Bhutan, Macau, Hong Kong, and DPRK cannot acquire or transfer immovable property in India without prior RBI permission, other than a lease not exceeding five years. This prohibition does not apply to an Overseas Citizen of India (OCI). (see rules 30,31 & 32 of the Rules)	https://www.indiamarketaccess.in/assets/documents/fema-ndi-rules.pdf
Absence of Restrictions on the Duration of Lease for Foreign Firms	For foreign firms, the rules are governed by the Foreign Exchange Management (Non-debt Instrument) Rules, 2019 (NDI Rules): • General Rule: Foreign firms (excluding those from the 11 restricted countries) face no restrictions on the size or duration of land ownership/leasing, except for agricultural land, plantation property, or farmhouses. • Restricted Countries: Firms/citizens from Pakistan, Bangladesh, Sri Lanka, Afghanistan, China, Iran, Nepal, Bhutan, Macau, Hong Kong, and DPRK cannot acquire or transfer immovable property in India without prior RBI permission, other than a lease not exceeding five years. This prohibition does not apply to an Overseas Citizen of India (OCI). (see rules 30,31 & 32 of the Rules)	https://www.indiamarketaccess.in/assets/documents/fema-ndi-rules.pdf
Absence of Restrictions on Leasehold based on the Location of Property for Foreign Firms	For foreign firms, the rules are governed by the Foreign Exchange Management (Non-debt Instrument) Rules, 2019 (NDI Rules): • General Rule: Foreign firms (excluding those from the 11 restricted countries) face no restrictions on the size or duration of land ownership/leasing, except for agricultural land, plantation property, or farmhouses. • Restricted Countries: Firms/citizens from Pakistan, Bangladesh, Sri Lanka, Afghanistan, China, Iran, Nepal, Bhutan, Macau, Hong Kong, and DPRK cannot acquire or transfer immovable property in India without prior RBI permission, other than a lease not exceeding five years. This prohibition does not apply to an Overseas Citizen of India (OCI). (see rules 30,31 & 32 of the Rules)	https://www.indiamarketaccess.in/assets/documents/fema-ndi-rules.pdf
Absence of Restrictions on Leasehold based on the Type of Property for Foreign Firms	For foreign firms, the rules are governed by the Foreign Exchange Management (Non-debt Instrument) Rules, 2019 (NDI Rules): • General Rule: Foreign firms (excluding those from the 11 restricted countries) face no restrictions on the size or duration of land ownership/leasing, except for agricultural land, plantation property, or farmhouses. • Restricted Countries: Firms/citizens from Pakistan, Bangladesh, Sri Lanka, Afghanistan, China,	https://www.indiamarketaccess.in/assets/documents/fema-ndi-rules.pdf

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	Iran, Nepal, Bhutan, Macau, Hong Kong, and DPRK cannot acquire or transfer immovable property in India without prior RBI permission, other than a lease not exceeding five years. This prohibition does not apply to an Overseas Citizen of India (OCI). (see rules 30,31 & 32 of the Rules)	
Protections against Arbitrary Expropriations- Clear and exhaustive definition of public purposes for which the state may expropriate immovable property	Section 2(1) and 3(za), Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement (RFCTLARR) Act, 2013. India's regulatory framework clearly defines "public purpose" for land acquisition under the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement (RFCTLARR) Act, 2013. Section 2(1) authorizes the State to acquire land for its own use, control, and for Public Sector Undertakings, as well as for specified public purposes. Section 3(za) provides the formal definition, confirming that "public purpose" includes activities listed in Section 2, such as strategic needs, infrastructure projects, and social welfare schemes.	https://www.indiacode.nic.in/bitstream/123456789/19895/1/the_right_to_fair_compensation_and_transparency_in_land_acquisition_rehabilitation_and_resettlement_act_2013..pdf
Public Land Registration and Cadastral Coverage- i) Public land plots are formally mapped, surveyed and registered to a public owner ii) Share of public land mapped: 91-100%	More than 90% land plots have been formally mapped, surveyed and registered in India, including public lands. The same can be accessed through the state Bhunaksha portals which contain information about owner, be it private or public. For Delhi, the same can be accessed from its DLRC website.	https://gsdl.org.in/revenue/
Public Tender for Purchase of State-Owned Immovable Property- Purchase of state-owned immovable property through a public tender	Section 8, Chapter III and IV-Delhi Development Authority (Disposal of Developed Nazul Land) Rules, 1981 ; Section 21 and 56, Delhi Development Act, 1957. In Delhi (NCT of Delhi), disposal or allotment of government immovable property is generally required to be undertaken through public auction, e-auction, tender, or another competitive public process. In respect of land managed by the Delhi Development Authority (DDA), the Delhi Development Authority (Disposal of Developed Nazul Land) Rules, 1981, framed under the Delhi Development Act, 1957, mandate disposal primarily by auction or tender. The Rules emphasize competitive bidding to ensure transparency, conformity with planning norms, and realization of the highest premium, with limited exceptions for specified priority allotments.	https://www.indiacode.nic.in/bitstream/123456789/1391/3/A1957-61.pdf ; https://dda.gov.in/sites/default/files/RTI/DDA(DISPOSAL%20OF%20DEVELOPED%20NAZULLAND)RULES,1981GSR%20872,dt.%2026.9.1981.pdf
Public Tender for Lease of State-	Sections 21 and 56, Delhi Development Act, 1957 ; Rule 4, DDA (Disposal of Developed Nazul Land) Rules, 1981.	https://www.indiacode.nic.in/bitstream/123456789/1391/3/A1957-61.pdf ;

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Owned Immovable Property - Lease of state-owned immovable property through a public tender	In Delhi (NCT of Delhi), leasing of government immovable property is generally undertaken through public auction, e-auction, tender, or another competitive public process. This applies particularly to land managed by the Delhi Development Authority (DDA), which administers substantial Nazul and government land. Grants of leasehold rights, perpetual leases, or development licences are ordinarily structured through transparent competitive mechanisms to ensure fairness, prevent arbitrariness, and secure optimal public revenue, in line with constitutional and statutory principles governing disposal of public property.	https://dda.gov.in/sites/default/files/RTI/DDA(DISPOSAL%20OF%20DEVELOPED%20NAZULLAND)RULES,1981GSR%20872.dt.%2026.9.1981.pdf

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Immovable Property Due Diligence

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Online Due Diligence Checking - Title search (ownership)	Online title search while transferring properties ownership can be done via the e-search facility of the Delhi Government.	https://esearch.delhigovt.nic.in/dashboard.aspx
Online Due Diligence Checking - Cadastral plan	Online cadastral plans for property transfer in Delhi can be found on the Revenue Department portal: https://gsdl.org.in/revenue/ . To view and download maps: Click on "Khasra Information." Select the District, Sub-Division/Tehsil, and Village/Locality. Enter the Khasra number or plot number. The cadastral map, showing boundaries and survey details, will be displayed and can be downloaded or printed for use in property transfer documents. https://gsdl.org.in/revenue/ इंद्रप्रस्थ भू-लेख https://dlrc.delhi.gov.in/	https://dlrc.delhi.gov.in/ ; https://gsdl.org.in/revenue/
Online Due Diligence Checking - Outstanding taxes (tax agency)	Provision of tax dues certificate is available on property tax portal of Municipal Corporation of Delhi (MCD).	https://mcdonline.nic.in/ptrmcd/web/citizen/property/validateMobileForCertificate
Online Due Diligence Checking - Bankruptcy search	To check for corporate insolvency cases (against companies or LLPs, not individuals), use the Insolvency and Bankruptcy Board of India (IBBI) portal. You can find cases through two primary methods: Public Announcements List: Search by company name for liquidation or resolution cases. Corporate Processes Section: This section specifically shows companies currently under the Corporate Insolvency Resolution Process (CIRP) or liquidation (active cases).	https://ibbi.gov.in/claims/corporate-personals
Online Due Diligence Checking – Encumbrances - Liens (including mortgages)	In Delhi, an online search for registered liens (mortgages, charges, prior transfers, leases, etc.) is possible, subject to limitations. Encumbrances reflected in registered instruments may be verified through an Encumbrance Certificate (EC) or by searching deeds on the Delhi Online Registration Information System (DORIS). The portal permits e-search by property address, owner's name, registration number/date, or locality to access details of registered documents indicating subsisting or past encumbrances affecting title. Unregistered or equitable interests, however, may not appear.	https://doris.delhigovt.nic.in/
Online Due Diligence Checking – Encumbrances - Leases	In Delhi, registered leases (including lease deeds, transfers, and perpetual leases) may be searched online through the Delhi e-Search portal under the Delhi Online Registration Information System (NGDRS). The portal enables searches by property address, owner's name, registration year/number, locality, or Sub-Registrar Office, and includes a DDA deed search option for perpetual leases and conveyances. Detailed access may require citizen login/OTP authentication. The search reflects registered instruments; unregistered arrangements will not appear.	https://esearch.delhigovt.nic.in/ ; https://ngdrs.delhi.gov.in/NGDRS_DL/DLSearch/citizenloginsearch
Online Due Diligence Checking – Encumbrances - Easements	It is possible to conduct an online search for easements (also known as servitudes or rights like right of way, right to light, drainage, etc.) when transferring immovable property ownership in Delhi, but with limitations similar to those for other encumbrances.	https://esearch.delhigovt.nic.in/SearchByAdd.aspx
Online Due Diligence Checking – Encumbrances	In Delhi, certain public restrictions and charges, such as court attachments, injunctions, seizures, acquisition notifications, or other prohibitions, may be checked online through the DORIS/NGDRS "Prohibited/Disputed Property" search portal. It allows searches by	https://dispute.delhigovt.nic.in/ ; https://dispute.delhigovt.nic.in/form_searchdisputedproperty.aspx

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- Public restrictions and charges	district, Sub-Registrar Office, locality, or property details and flags properties barred from registration due to court or government orders. The system is integrated with registration records to prevent invalid transfers. However, it is not exhaustive; verification should be supplemented with an Encumbrance Certificate, court case-status searches, and revenue/DDA records.	

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Topic- Business Location (Property Transfer)

Immovable Property Registration

B-Ready assessment area	Relevant Provisions	Links
Legal Obligation to Register Sales Transactions- Legal requirement to register all property sale transactions with the immovable property registry	Under Section 17 of the Registration Act, 1908, all instruments which create, declare, assign or extinguish any right in property has to be compulsorily registered.	https://www.indiacode.nic.in/show-data?abv=CEN&statehandle=123456789/1362&actid=AC_CEN_18_43_00004_190816_1523340837338&orderno=18&orgactid=AC_CEN_18_43_00004_190816_1523340837338
Legal Obligation to Record Co-owners' Consent for Property Transfer	Under Section 44 of the Transfer of Property Act, 1882, a co-owner may transfer only their own share. Section 17(1)(b) of the Registration Act, 1908 requires registration of instruments affecting rights in property. When there is any change in property card regarding title before certifying mutation, all interested parties including co-owners are intimated. Concerned sub registrars issue a letter to co-owners for intimation of mentioned property.	https://indiankanoon.org/doc/513068/ ; https://indiankanoon.org/doc/561156/
Processes Available Online for Property Transfer - Submitting documents	Public can avail online services of Registration through simplified NGDRS. Public can take online appointment, access model deeds and ensure data entry of the deed. The registered deed can also be seen by citizen through their log in ngdrs.delhi.gov.in (item G and H)	https://ngdrs.delhi.gov.in/NGDRS_DL/ ; https://ngdrs.delhi.gov.in/NGDRS_DL/pdf/DL_CITIZEN_USERMANUAL.pdf
Processes Available Online for Property Transfer - Processing payments	The National Generic Document Registration System is operation in Delhi for online property registration. The software provides facilities of SMS and email enabled alerts related to transactions on property. Further, the platform provides payment gateway for all necessary payments. NGDRS Para 3 under Benefits, provides evidence about SMS and Email Alerts. Para 5 of Salient Features and Para 1 of Benefits states about online payments.	https://ngdrs.gov.in/NGDRS_Website/
Publication of Property Transactions Requirements- Updated information on property transactions requirements available online	In Delhi, instructions on required documents, procedural steps, and guidelines for immovable property transfers (sale, gift, lease, mortgage, etc.) are publicly available online. The principal platform is the National Generic Document Registration System (NGDRS), adopted for property registration in Delhi. It provides standardized workflows covering deed preparation, valuation, document uploads, appointment booking, and registration. User manuals, help sections, and official checklists outline mandatory documents (e.g., ID proofs, executed deed, property details) and step-by-step procedures.	https://revenue.delhi.gov.in/faqs ; https://ngdrs.delhi.gov.in/NGDRS_DL/ ; https://revenue.delhi.gov.in/ ; https://ngdrs.delhi.gov.in/NGDRS_DL/pdf/DL_CITIZEN_USERMANUAL.pdf
Transparency of Property Transactions Costs	The current fee schedule for property transactions in Delhi is available online via the National Generic Document Registration System (NGDRS) portal The fee calculation is accessible within the portal, specifically after you upload the property's details. Current Delhi Property Fees (General Rates for Sale Deed) Stamp Duty: Male: 6% Female: 4% Joint (M&F): 5% Registration	https://revenue.delhi.gov.in/revenue/property-registration ;

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Topic- Business Location (Property Transfer)

B-Ready assessment area	Relevant Provisions	Links
	Fee: 1% of the property's value (or circle rate, whichever is higher) plus ₹100 for pasting charges.	https://ngdrs.delhi.gov.in/NGDRS_DL/
Service Standards at the Immovable Property Registry- Time to deliver a property ownership document available online		https://edistrict.delhigovt.nic.in/en/Public/Services.html ; S. No. 25
Legal Possibility to Register Commercial Lease Agreements- Legal possibility to register a commercial lease agreement at the immovable property registry	Section 17(1)(d) and 49, Registration Act, 1908 ; Section 107, Transfer of Property Act, 1882. A commercial lease (shops, offices, warehouses, etc.) may be registered at the Sub-Registrar's office in Delhi through the NGDRS portal. Leases from year to year, exceeding one year, or reserving yearly rent must be registered. The process involves online drafting, stamp duty payment, appointment booking, and execution before the Sub-Registrar. Once registered, the lease attains legal validity and enforceability. Unregistered long-term leases cannot affect immovable property or be admitted in evidence, except for limited collateral purposes.	https://www.indiacode.nic.in/bitstream/123456789/2338/1/A1882-04.pdf ; https://www.indiacode.nic.in/bitstream/123456789/15937/1/the_registration_act%2C1908.pdf
Online Platform for Commercial Lease Agreements Registration- Online platform for registering the commercial lease agreements	The registration of a commercial lease agreement can be initiated and largely processed via an online platform in Delhi, specifically through the National Generic Document Registration System (NGDRS).	https://ngdrs.delhi.gov.in/ ; https://ngdrs.delhi.gov.in/NGDRS_DL/pdf/DL_CITIZEN_USERMANUAL.pdf
Transparency of Cadaster Costs- Updated information on cadastral plan costs available online	In Delhi, the official fee schedule for cadastral plan access is publicly available online and remains effective as of September 2025 (with no major changes reported up to March 2026). Basic online viewing of Bhu-Naksha/cadastral maps—searching by district, village, or Khasra and displaying parcel details—is free on the GS-DL Revenue and Delhi Land Records portals, in line with DILRMP transparency objectives. Charges, if any, apply only for certified copies or offline extracts, as notified by the Revenue Department.	https://revenue.delhi.gov.in/revenue/revenue-maps ; https://gsdl.org.in/revenue/

FAQs

Topic- Business Location (Property Transfer)

Immovable Property Disputes

B-Ready assessment area	Relevant Provisions	Links
<p>Legal Provisions for Arbitration as an Alternative Land Disputes Resolution Mechanism- Arbitration available as an out-of-court resolution mechanism for land disputes</p>	<p>Section 7, Arbitration and Conciliation Act, 1996 (Arbitration agreement): This section defines the arbitration agreement as an explicit agreement in writing by the parties to submit disputes to arbitration. Section 8, Arbitration and Conciliation Act, 1996: This section enforces the parties' choice by giving one of the parties the power to apply to a judicial authority (a court) to stop a lawsuit and force the matter to be referred to arbitration, provided a valid arbitration agreement exists.</p>	<p>https://www.indiacode.nic.in/bitstream/123456789/11799/1/the_arbitration_and_conciliation_act%2C_1996.pdf</p>
<p>Legal Provisions for Mediation as an Alternative Land Disputes Resolution Mechanism</p>	<p>Order X Rule 1A and Section 89, Code of Civil Procedure, 1908 ; Part III (Sections 61 to 81) , Arbitration and Conciliation Act, 1996. Section 89 of the Code of Civil Procedure, 1908 empowers courts to refer pending suits to ADR mechanisms, including mediation and conciliation, where settlement appears possible. Order X Rule 1A CPC requires courts, after recording admissions and denials, to direct parties to choose an ADR mode under Section 89. Part III (Sections 61–81) of the Arbitration and Conciliation Act, 1996 governs conciliation. Section 62 provides that conciliation commences when one party sends a written invitation to conciliate and the other accepts in writing.</p>	<p>https://www.indiacode.nic.in/bitstream/123456789/13813/1/the_code_of_civil_procedure%2C_1908.pdf ; https://www.indiacode.nic.in/bitstream/123456789/21922/1/the_arbitration_and_conciliation_act%2C_1996_act_no._26_of_1996.pdf</p>