

What documents are required to buy agricultural land in Karnataka?

Many land buyers in Karnataka struggle with one question; what documents are required to buy agricultural land in Karnataka?

We will answer this question in detail for you. Did you know anyone can buy agricultural land in Karnataka now. Earlier, non-agriculturists could not purchase agricultural property in Karnataka, however, in 2020, the Karnataka Land Reforms Act underwent some changes and allowed the non-agriculturist to buy agricultural lands.

The documents required to buy agricultural land in Karnataka are:

1. Title deed of the land to confirm seller's name and his rights to sell the property.
2. Agreement of sale with cost of sale, advance amount paid, and time of sale.
3. Proof of payment of stamp duty.
4. Land registration papers including original title deed, previous deeds, tax receipts and two witnesses for registration of the land.
5. Sale deed to ascertain transfer of the title of the land from seller to buyer.
6. Encumbrance certificate (EC) from the sub-registrar's office or patta book to ensure no legal duties are due with the seller for the land.
7. NOC from Tehsildar.
8. Akarband issued by Survey department.
9. Saguvali chit/ certification of grant

Since there have been amendments with regards to buying agricultural land in Karnataka, the Government of Karnataka has allowed many non-agriculturists to buy agricultural lands and engage in agricultural activities in the state of Karnataka. The Karnataka government repealed a decades-old rule in 2020, allowing non-agriculturists to buy and sell agricultural lands. Any Indian person, institution, corporation, or academic institution can now purchase farmland in Karnataka, irrespective of yearly revenue from non-agricultural sources. I also faced challenges while buying agricultural land, but new modifications made it easier. Regardless of familial origin, anyone with a maximum annual income of 25 lakh from non-agricultural sources is allowed by law to purchase agricultural land. Let's understand agriculture land purchase process.

Agriculture land purchase procedure:

- 1) The District Commissioner has the authority to transfer ownership of agricultural land to non-agriculturists.
 - 2) You should have all the essential documents along with you to buy agricultural land legally.
 - 3) You need to qualify the required eligibility criteria to go ahead with the process.
 - 4) After all the verification, you can buy agricultural land.
 - 5) You must begin agricultural operations within one year of owning the property.
- Furthermore, if you stop farming for more than five years, the state government has the authority to seize your property.

Facts about agricultural land:

In 2022, the majority of Karnataka's 98.95 million acres of agricultural land would be owned by households who have stopped farming, leaving 22 million acres uncultivated. Under the 1974 A&B rules, buyers were forced to make fraudulent declarations to tax officials. This is why Section 63 was changed to allow a family or individual to purchase more property, while sections 79 A, B, and C were removed to make agricultural plot transfers easier. Farmers may now earn more competitive prices for their property because the restrictions have been abolished, and they can invest in and modernise their agricultural techniques to take their agricultural methods to the next level.

What are the rules for purchasing agricultural land in Karnataka?

- You must purchase land that has been registered at the district level in order to acquire agricultural land in Karnataka.
- You must pay the taxes on the property as described by the law.
- The cost can increase due to evaluation two weeks before the sale.
- Amounts between Rs. 2 lakh and Rs. 25 lakh are the annual income restrictions for purchasing agricultural land.
- Non-farmers who wish to purchase agricultural land must first obtain the Assistant Commissioner's approval before doing so. It is defined under section 80.
- Alternatively, you must seek the Deputy Commissioner of Districts' approval.