GUIDE · PROCESS & PROTECTION

The questions before token bayana money should ever move

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On the ground in Palwal since 1997

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IN SHORT

The questions before token bayana deals demand are twelve, in four groups: does the record support this sale (jamabandi, mutations, shares)? Is this seller the record's person, fully empowered? Is this parcel the khasra being sold, unencumbered and un-notified? And does the deal's paper — agreement, timeline, refund terms — protect the money you are about to part with?

The record questions

Three questions, one principle: the revenue record, read directly, is the only account of ownership that counts. Haryana makes the first pass free from a screen — jamabandi.nic.in serves the nakal and mutation status — and the tehsil record room settles the rest. A seller who resists your side pulling fresh copies has answered a question you had not asked yet.

01 Have I read a FRESH certified jamabandi nakal for these exact khasras — pulled by my side, not handed over?

02 Does the mutation chain close, transfer by transfer, into the current entry?

03 Do the recorded shares support the area being sold to me?

The seller questions

The fraud guide's six patterns all fail at these three gates. GPA "owners", absent brothers, and helpful nephews are folklore's favourite sellers; the record's named person, physically present, papers in hand, is the only seller a token should meet.

01 Is the person in front of me the person in the record — identity matched, present at the parcel?

02 Are ALL co-sharers of a joint holding present and signing, with shares that add up?

03 If an attorney acts, is the POA registered, current, specific — and why is the owner absent?

The parcel questions

This district currently has live project footprints, which makes the notification question a current-events question — the corridor pages on this site exist so it can be answered with a date. "The boundary is roughly there" and "the notification lapsed, probably" are both spelled W-A-I-T.

01 Is the field I was shown the khasra in the record — walked against the map, demarcated where any doubt?

02 Is any mortgage, attachment, or lis pendens riding the entry?

03 Does any acquisition or project notification touch these khasras — checked this week, not remembered?

Which government questions are non-negotiable in this district?

Palwal sits in live corridor geography, which adds three questions no generic checklist carries. Is any khasra in the deal inside a notified acquisition boundary — checked against the notifications, not the seller's assurance? Did any government aggregation window (the e-Bhoomi route) name this village — and if so, what does that do to the seller's urgency and your price? And what is the actual stage of the corridor story being sold to you — stated in a speech, identified in a plan, notified in the gazette, or physically building? Each stage prices differently, and the seller's brochure will always quote one stage ahead of the record. The corridor pages of this site exist to answer that third question with dates.

4 stages

Stated → identified → notified → building. Price the stage the record shows, not the stage the pitch implies.

Who should be in the room when you ask?

The recorded owners — all of them — and not their most talkative representative. Half this page's questions dissolve into "my brother handles that" unless the people whose names the jamabandi carries are the people answering; a co-sharer you never met before the registry is a co-sharer who never agreed to the price. The intermediary belongs in the room too, with their role stated aloud: who engaged them, who pays them, what they have personally verified versus relayed. And the answers that matter go on paper — a WhatsApp message summarising what was agreed, sent the same evening and unobjected, is the cheapest evidence this market produces. Deals remember what was written; rooms remember whatever suits each side by March.

What should the token paper itself pin down?

The agreement is where answers become enforceable, so the drafting questions are part of this list. Does the paper name the parties exactly as the record does, and every khasra with its share? Does it state the total price, the token, and — in numbers, not adjectives — what happens to the token on each side's default, remembering that courts read forfeiture clauses for reasonableness? Does it set the deed deadline and who bears which cost? And if possession moves before the deed, has the agreement been registered — the 2001 amendment makes registration the price of part-performance protection when possession travels early? A token paid by bank transfer against that paper survives a dispute; the same rupees in cash against a handshake do not.

The deal questions

The token guide covers what the agreement must contain; this checklist only insists that it exists before the money does. A bayana without a written agreement is a gift with expectations attached.

01 Is every term — price, schedule, completion date, possession — in a written agreement, not a handshake?

02 Do the refund and forfeiture clauses cover BOTH directions of default, and verification failure?

03 Does the timeline survive real registry logistics — certificates, appointments, my own funds?

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Questions before any token

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SOURCES

1. Records referenced — jamabandi.nic.in, verified 17 Jul 2026

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