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IN SHORT

Title verification in Palwal means reading the revenue record before money moves: the jamabandi for ownership, the mutation chain for how it got there, khasra numbers against the ground, girdawari for possession, and encumbrances for what hangs over it. We complete all five before any token.

Every land fraud we have seen in twenty-nine years — forged GPAs, double sales, sold shares of joint holdings, parcels mortgaged mid-deal — would have been caught by the checks on this page. That is why verification is the flagship service here, and why it runs before a token rather than after.

Haryana's records make honest checking possible: the jamabandi and mutation registers are digitised on the state's official land-records portal (jamabandi.nic.in), and the paper record sits with the tehsil offices — Palwal, Hodal, and Hathin tehsils, plus the Hassanpur and Bahin sub-tehsils, each with its own registration jurisdiction. Knowing which desk holds which register is half the work.

■ THE CHECKS

What does each record prove — and what can it not?

The jamabandi is the record of rights — who owns, in what share, revised on a cycle. It proves ownership as the revenue record sees it, but a jamabandi alone says nothing about how ownership arrived. That is the mutation (intkal) chain: every transfer — sale, inheritance, gift — entered against the holding. We trace it back at least three transfers, because a clean-looking current entry can sit on a defective link. Both registers read online in their checking grade; the verifiable copies that carry evidentiary weight are what our file actually holds.

Khasra numbers tie the paper to the ground. We match the khasra in the record to the parcel actually being shown — measured, walked, and where boundaries are doubtful, demarcated by nishan-dehi with the revenue staff, whose report then joins the deed file. Girdawari, the cultivation record, shows who has actually been farming the land season by season — kharif entries from October, rabi from March — and it is the one register a paper-only fraud finds hardest to fake, which is why a seller who never appears in it has questions to answer before any token.

Encumbrance is the last gate: mortgages, court attachments, acquisition notifications. A parcel inside a notified project boundary — and Palwal district has live ones — carries transfer restrictions the seller may not volunteer. We read the notifications against the khasra list, and the e-Bhoomi window record where the village has one, because a closed window is information and an open one is a decision.

Around the register sequence sit the checks the registers cannot make. The co-sharer census: every recorded fraction identified, married daughters' shares included, minors flagged for the guardianship question — because a sale that omits a lawful share is a partition suit with a buyer attached. The identity layer: names on record and on documents reconciled before they meet a sub-registrar. And where anyone signs for an absent owner, the POA verified as current, authenticated on its proper route, original in hand — on signing day, not on the photocopy's date.

What the file cannot do is also stated in it: no record proves a parcel's future zoning, no register measures the market, and a verification is a photograph of the record on its date — which is why every report carries that date, and why deals that stretch re-check before the deed. Each check links its own guide below; the FAQ answers what buyers ask us most.

Khasra, khatoni & jamabandi, explained

Mutation (intkal): the process in Haryana

Girdawari, explained

Nishan-dehi: boundary demarcation

WHAT WE CHECK

Jamabandi (ownership record)	Read in full
Mutation (intkal) chain	Traced 3+ transfers back
Khasra vs the ground	Walked and matched
Girdawari (cultivation)	Checked
Encumbrance & notifications	Checked
Boundary walk	Physical, with the seller present

What exactly do you check before a token?

How long does title verification take?

What happens if verification fails?

When should verification run?

What do we actually receive?

Can you verify land we already own?

Anything unanswered? **Send your requirement** – same-day reply within working hours.

TAKE THIS WITH YOU



Title verification checklist

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