



INDIALAW

Land Acquisition

Land Acquisition Law Firm in India for Title Verification and Due Diligence

PRACTICE PROFILE • MAY 2026

Overview

Land acquisition in India involves complex legal, regulatory, and procedural challenges. We offer comprehensive legal services for acquiring land for residential, commercial, industrial, infrastructure, and public projects. Our team advises clients through every stage right from title verification and due diligence to structuring transactions, obtaining regulatory approvals, and resolving acquisition-related disputes. We ensure that every acquisition is legally sound, commercially viable, and compliant with applicable laws and government policies.

Our Services

Title Verification of Land

- Conducting comprehensive due diligence to establish ownership, marketability, and legal viability of land parcels.
- Examination of state-wise land records such as Property Card and Record of Rights etc.
- Identification of encumbrances, acquisition notifications, or government restrictions.
- Conducting Litigation and Revenue authority searches.
- Land-use change applications, NA permissions, and conversion of agricultural to non-agricultural (NA) land.

Structuring and Documentation

- Negotiation with multiple landowners or fragmented holdings.
- Structuring consent mechanisms with landowners or co-operative societies.
- Preparing documentation for direct purchase, joint development, or public-private partnerships (PPPs).
- Ensuring full compliance with the stamp duty and registration compliance under applicable state laws.
- Compliance with land holding limits, industrial/residential usage conversion, ensuring compliance with various state-specific land ceiling laws and zoning regulations.

Rehabilitation, Compensation & Negotiation Support

- Assisting in the assessment of Fair compensation based on collector guidelines and ready reckoner rates.
- Structuring of Rehabilitation and Resettlement (R&R) obligations.
- Negotiations with landowners, tenants, and displaced families.
- Assisting with compliance for government and CSR obligations related to displaced persons.

Representation & Regulatory Filings

- Representing clients in dealing with Land Acquisition Officers, District Collectors, and Revenue authorities.
- Assisting clients in getting sanctions from Regulatory bodies for environment, zoning, and land use approvals.
- Assisting in matters related to Land ceiling, tenancy rights, or illegal encroachment matters.

Key Professionals



Shiju P V

Managing Partner



Vinod P.V.

Senior Partner



Suresh Palav

Partner



Shweta Tiwari

Associate Partner



G.P. Yash Vardhan

Associate Partner



Pranava Charan MG

Associate Partner



Asav Rajan Arora

Associate Partner



Tannya Baranwal

Associate Partner



Nim Dem Dorjee

Associate Partner



Shrishail Kittad

Senior Partner

Frequently Asked Questions

Q1 What does land acquisition legal advisory cover in India?

It covers title verification, due diligence on ownership and encumbrances, structuring purchase or joint development agreements, obtaining land use change and NA permissions, managing regulatory filings, and advising on compensation, rehabilitation, and resettlement obligations under applicable law.

Q2 When should a business engage a land acquisition lawyer?

Ideally before any commitment to purchase or develop. Early engagement allows proper title searches, identification of government restrictions or acquisition notifications, and verification of zoning and land ceiling compliance. Delays often result in cost escalation or stalled projects.

Q3 Which Indian laws and statutes govern land acquisition proceedings?

The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 (LARR Act) is the central statute. State specific laws on land revenue, land ceiling, stamp duty, and conversion of agricultural land also apply. RERA governs downstream real estate development.

Q4 What does a typical land acquisition timeline look like?

Timelines vary widely by state and transaction type. A straightforward private purchase with clear title may close in 8 to 12 weeks. Government acquisition under the LARR Act involves Social Impact Assessment, public hearings, and award proceedings, often taking 12 to 24 months or longer.

Q5**What documents are needed to begin land acquisition due diligence?**

Key documents include the 7/12 extract or Record of Rights, property card, mutation entries, revenue maps, prior sale deeds, encumbrance certificates, NA or land use conversion orders, and any existing development agreements. State specific records vary and should be identified early.

Q6**What common pitfalls does proper legal advisory help avoid?**

Frequent issues include unclear title chains, undisclosed encumbrances, violations of state land ceiling limits, failure to obtain NA conversion before development, and inadequate R&R compliance under the LARR Act. Each can result in litigation, project delays, or outright acquisition invalidity.