INDIALAW

Property & Real Estate Advisory

Property and Real Estate Law Firm in India for NRI Advisory and Disputes

PRACTICE PROFILE • OCTOBER 2026

Overview

We assist NRIs in safeguarding their property interests in India. Our services include:

- Title due diligence and verification
- Property transfer and registration
- Partition and inheritance of ancestral property
- Protection against illegal possession and encroachment
- Representation in property litigation and revenue matters

Key Professionals



Suresh Palav
Partner



Shweta Tiwari
Associate Partner

Frequently Asked Questions

Q1 **What does property and real estate advisory cover for NRIs in India?**

It covers title verification, property transfers, mutation of land records, partition of ancestral holdings, protection against encroachment, and representation in civil or revenue court disputes. The goal is to help NRIs manage and protect Indian property interests from abroad.

Q2 **When should an NRI engage a property lawyer for assets held in India?**

Ideally before any transaction, inheritance event, or dispute escalates. Early engagement helps when you discover unauthorized occupation, receive a partition notice, plan to sell or gift property, or need to verify title before a purchase under FEMA guidelines.

Q3 **Which Indian laws govern NRI property ownership and transfers?**

Key statutes include the Transfer of Property Act 1882, Registration Act 1908, Indian Succession Act 1925, and FEMA regulations issued by the RBI. State-specific revenue codes and RERA also apply depending on whether the property is agricultural, residential, or commercial.

Q4 **How long does property title due diligence typically take in India?**

A standard title search spanning 30 years of ownership history usually takes two to four weeks. Timelines vary by state because land records may be spread across sub-registrar offices, revenue departments, and municipal bodies. Older or rural properties often require longer searches.

Q5 **What documents does an NRI need to start a property engagement?**

Typically you will need the sale deed or title document, property tax receipts, encumbrance certificate, survey or revenue records, a valid passport copy, PAN card, and any existing power of attorney. For inherited property, succession certificates or wills are also required.

Q6 **What is the most common mistake NRIs make with Indian property?**

Granting a broad, unmonitored General Power of Attorney to a local relative. This often leads to unauthorized sales, mortgages, or mutations. A carefully drafted Special Power of Attorney with defined scope, periodic reporting, and built-in safeguards significantly reduces this risk.

Related Practice Areas

NRI Legal Services | Power of Attorney & Remote Legal Management | Trusts & Estate Planning