

1. Project & Land Details

This is the foundation. Every land parcel should have all **legal + survey + compliance** documents.

Documents Required:

- 7/12 Extract (भूमिअभिलेख)
- Property Card (for urban areas)
- Mutation Records (फेरफार नोंदी)
- Survey Map (Cadastral Map / Gat/CTS Plan)
- Demarcation Certificate / Measurement Map
- NA (Non-Agricultural) Certificate / Conversion Certificate (if applicable)
- Development Plan / Zoning Certificate (to check land use type)
- Encumbrance Certificate (to prove land is free from loan/legal disputes)
- Title Search Report (past 30 years chain of ownership)
- Court Case/Dispute Documents (if any pending case)
- RTC/Khata Extract (state-specific)
- Latest Tax Paid Receipts (Property tax / Land revenue)
- Government Circle Rate / Ready Reckoner Value Document
- Google Maps Location Link / GPS Coordinates
- Drone Survey / Satellite Image (optional premium feature)

💡 **Extra Tip:** Adding **Live Google Maps integration** with pin + boundary overlay will make your software look very professional.

2. Owners' Details

Owners are the sellers (initial stage). Transparency is critical here.

Documents Required:

- Owner Identity Proof: Aadhaar, PAN, Passport/Voter ID
- Owner Address Proof: Electricity Bill, Ration Card, etc.
- Photograph (scanned photo for record)


- Bank Account Details (cancelled cheque or passbook copy)
 - Power of Attorney (if someone else is signing on behalf of owner)
 - Past Sale Deeds (previous ownership records)
 - NOC from Co-owners / Family members (if joint family property)
 - NOC from Society/Gram Panchayat (if applicable)
 - Affidavit declaring no legal dispute
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3. Investor Details

These are the capital providers who later become owners.

Documents Required:

- Investor KYC: Aadhaar, PAN, Passport/Voter ID
- Photograph
- Bank Account Details (cheque/passbook copy)
- Capital Commitment Agreement (how much %/₹ invested)
- Actual Contribution Records (transaction proof)
- Partnership/Joint Venture Agreement (signed by all investors)
- Loan Agreement (if investor money is borrowed)
- Power of Attorney (optional, if investor authorizes manager)

 **Extra Tip:** Keep an **auto-generated Investor Statement** (like a passbook) showing every payment and receipt. This makes your app stand out.

4. Expenses (Structured Segregation)

4.1 Land Acquisition Expenses

(All costs related to buying and acquiring ownership of land)

- **Stamp Duty & Registration Charges (Govt. receipts)**
- **Sale Deed / Conveyance Deed cost**
- **Advocate Fees (Title verification, legal opinion)**
- **RERA Registration (if applicable)**

- Due Diligence / Search Report Charges
- Brokerage / Agent Commission
- Mutation Charges (Entry of new owner in 7/12 & revenue records)
- Government Fees (Jantri value verification, circle rate compliance)
- Encumbrance Certificate (EC) charges

4.2 Mutation & Compliance Expenses

(All costs to update govt. records in owner/investor's name)

- Mutation Application Fees
- Sub-Registrar / Tehsildar Office Charges
- Gram Panchayat / Talathi verification charges
- Survey / Demarcation Fees (if land boundaries checked)
- Property Tax Clearance / Dues Clearance Receipts
- Court Fee Stamps (if required in disputes/appeals)

4.3 Operational & Payment Processing Expenses

(Direct financial handling expenses for investor-owner payments)

- Bank Charges (RTGS/NEFT/IMPS/UPI transfer charges if applicable)
- Digital Wallet / Payment Gateway Fees (if used)
- Notary Fees (For POA, Agreement of Sale, etc.)
- Documentation Charges (Printing, Scanning, Certified Copies)
- Travel / Logistic Charges for document registration
- Miscellaneous Administrative Charges



Extra Tip: Attach **QR Code on expense receipts** → so any auditor can verify authenticity.

5. Payments (Core Section)

The heart of the system – multiple investors, multiple owners, multiple modes.

Documents Required:

- Receipts/Vouchers (auto-generated by software)
- Bank Transfer Proof (UTR slip, NEFT/RTGS confirmation, IMPS screenshot)

- Cheque Copy (scanned)
- Cash Payment Receipt (with signature)
- UPI Payment Screenshot
- Contra/Journal Vouchers (if internal adjustment)

💡 **Extra Tip:** Build a **“Payment Ledger by Mode & Party”** → so client can filter: *Show all UPI payments to Owner X.*

6. Selling Process

When owners (investors become owners) sell the land → all buyer documents + sale contract required.

Documents Required:

- Buyer Identity Proof (Aadhaar, PAN, Passport/Voter ID)
 - Buyer Address Proof
 - Sale Agreement (registered/notarized)
 - Sale Deed (final registered document)
 - Stamp Duty & Registration Receipts (again at selling stage)
 - Advance/Token Receipt (PDC/NEFT/RTGS slip)
 - Installment Schedule (Receivables list)
 - PDC (Post-Dated Cheques) Copies
 - RTGS/NEFT/UPI Receipts (buyer's payments)
 - Brokerage Commission Bill (selling side broker)
 - Advertising Bills (during sale phase)
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7. Profit Allocation

After sale, compute profit and distribute.

Documents Required:

- Profit Calculation Sheet (auto-generated by system)
- Investor Capital Return Proof (transaction receipts)

- Profit Distribution Ledger (who got how much)
- Bank Transfer Receipts (UTR, cheque, cash slip)
- Investor ROI Statement (auto-generated PDF)
- TDS/GST Deduction Slips (if applicable)
- Auditor Approval Note (for compliance)

💡 **Extra Tip:** Give each investor a “**Final Investment Certificate**” with their contribution, expenses share, profit, ROI%. Looks very professional & value-adding.

8. Final Report Section

At the end, generate a **Comprehensive Report**.

Reports/Documents Auto-Generated by Software:

- Deal Snapshot Report (Purchase, Sale, Profit, Summary)
- Partner Statement Report (per investor details)
- Payment Ledger (all inflows/outflows)
- Expense Register (category-wise)
- Profit Allocation Report
- ROI Report per Investor
- Audit Log (who added/edited what)
- Final Project Closure Report (like CA audit book)