

Documents needed in Malpot to sell your house in Nepal

Are you familiar with the long process of documentation and authorization that you have to go through for selling a house? One such step in the process is presenting a specific set of documents in the nearest Malpot office (मालपोत कार्यालय). Also known as the Land Revenue Office, this office is a place you will frequently visit in the process of selling and buying any property. There are many important documents that you need to gather when considering selling a house.

If the question “Why is it so important to have all these documents to sell a house?” comes to mind, then we have the answer to that as well. All these documents are authorized and recorded in Malpot, a government body. This serves the purpose of record-keeping, authorization, and legal recognition as well. In case any dispute arises in the future, it is these records that are referenced for solving such disputes as well.

For ease, the types of documents required can be understood based on the type of ownership of the house.

1. House under single ownership.

If the house you’re trying to sell is under your single ownership, and it doesn't belong to any other person, whether inside or outside of your family, such house is a house under sole ownership. This means, for the selling of the house, you do not require the consent of any other as you are the singular owner. For selling a house of such nature, copies of the following documents would be required in Malpot:

1. Property Ownership Certificate (लालपुर्जा) of the house that proves the ownership.
2. A copy of Citizenship certificate (नागरिकता) of the owner.
3. Tax clearance slip (कर चुक्ता कागज) that shows the tax of the house has been paid up to the date of selling it.
4. Land Revenue Tax payment (मालपोत कर) receipt that verifies the tax paid in Malpot.
5. Blueprints and building plans (चारकिल्ला) that show the location and other necessary measurements of the house.

6. Every coparcener(अंशियार) has to be present at the Malpot Office as a witness with a Copy of their Citizenship certificate (नागरिकता). A coparcener is a person who has the right to such ancestral property (पुर्खयौली सम्पत्ति) at birth. In the context of Nepal, the Husband, Wife, Father, Mother, Son, and Daughter of a person are considered coparcener to his property.
7. In case the coparcener(अंशियार) cannot come to the Malpot office, their letter of consent (मन्जुरीनामा) or a No-objection letter which shows they have no objection to selling the house.

2. House under joint ownership.

A house may be under the ownership of more than one person which means it requires the consent of both of these owners for selling of the house. Along with all the documents mentioned above, both of the owners have to be present in the Malpot office with a copy of their Citizenship certificate (नागरिकता).

1. Property Ownership Certificate (लालपुर्जा) of the house.
2. Citizenship certificate (नागरिकता) of the owners.
3. Tax clearance slip (कर चुक्ता कागज)
4. Land Revenue Tax payment (मालपोत कर) receipt
5. Blueprints and building plans (चारकिल्ला) of the house.
6. Citizenship certificate (नागरिकता).of each of the coparcener(अंशियार).
7. Letter of consent (मन्जुरीनामा) or a No-objection letter from each of the coparceners.

3. House under the ownership of a company.

If the house in question is owned by a company or a corporate body and the company wants to sell such house, the Board of Directors (कार्यकारी समिति) of the company can mutually agree to give the power to sell the house to any one of the Board members or even an employee.

Following are the common documents related to the house that are required to sell the house in Nepal:

1. Property Ownership Certificate (लालपुर्जा) of the house.
2. Tax clearance slip (कर चुक्ता कागज)
3. Land Revenue Tax payment (मालपोत कर) receipt
4. Blueprints and building plans (चारकिल्ला) of the house.

Apart from the documents mentioned above, the following additional documents are required to sell a house by a company:

1. Board resolution (कार्यकारी निर्णय) in writing that shows the decision of the Board to sell the house.
2. A letter of authority (अख्तियारनामा) signed by the Board that gives authority to the person selling such a house.
3. Copy of Citizenship certificate (नागरिकता) of the person receiving such authorization(अख्तियार, वारिस)
4. Company Registration Certificate (कम्पनी दर्ता प्रमाणपत्र) that gives validity to the company.
5. MoA (प्रबन्धपत्र) and AoA (नियमावली) of the company act as the basic guidelines for the company and its objectives.
6. Tax Clearance Certificate (कर चुक्ता प्रमाणपत्र) which indicates that the required legal taxes of the house up to date have been paid.
7. Other documents are necessary like PAN/VAT Registration, Financial Documents of the company, Company Seal, etc. as per requirement.

4. House under the ownership of a minor.

In Nepal, any person who is under the age of 18 years is known as a minor. If a house under the ownership of a minor is to be sold, along with all the documents mentioned above in single-ownership, the following additional documents are required:

1. Copy of Birth certificate (जन्म दर्ता) of the minor.
2. Copy of Citizenship certificate (नागरिकता) of the legal guardian.
3. Property Ownership Certificate (लालपुर्जा) of the house that proves the ownership.

5. House of a Nepali citizen residing abroad.

If you are the owner of the house, a citizen of Nepal who lives abroad, or if you cannot be present physically to sell the house, special documents are required to sell such a house in Nepal to compensate for such absence.

1. Power of attorney (अधिकृत वारिसनामा) signed by the owner and authorized by the court stating that the person who holds this power can act as the owner himself.
2. Copy of Citizenship Certificate (नागरिकता) of both the owner and the person who will be the attorney.

Conclusion

Whether you are selling a house under your sole ownership, joint ownership, as a company, as a minor, or residing abroad, there are specific documents required in the Malpot office for the completion of the sale of the house. We at Lalpurja Nepal provide a step-by-step detailed guide and orientation on selling your property in the most convenient way possible.

Frequently Asked Questions

Frequently asked questions about the documents required in malpot and so more.

1. How much is the registration fee for land in Nepal?

The registration fee for land can be understood categorically in the following way:

- A land within Kathmandu Metropolitan City: NPR 7,012.4
- Land attached to the main road:
 - NPR 2,000 if the land is less than 4 Anna
 - NPR 500 per Anna if the land exceeds 4 Anna
- Land attached to side road:
 - NPR 1,500 if the land is less than 4 Anna
 - NPR 400 per Anna if the land exceeds 4 Anna
- Unpaved road:
 - NPR 1,000 if the land is less than 4 Anna
 - NPR 300 per Anna if the land exceeds 4 Anna
- Track road:
 - NPR 800 if the land is less than 4 Anna
 - NPR 200 per Anna if the land exceeds 4 Anna

2. What is the minimum land required to build a house in Nepal?

The minimum land required to build a house in Nepal is 2.8 Annas. In residential areas, the roads must be at least 6 meters wide.

3. What is the Malpot tax rate in Nepal?

Malpot tax rates in Nepal differ according to places and locations with rates ranging from a minimum of NPR 3,000 to a maximum of NPR 915,000 per aana.

4. How much land can a person own in Nepal?

The maximum amount of land that a person can own is known as the upper ceiling of the land. The maximum amount is 70 Ropani in the hilly region, 10 Bigha in the Terai region, and 25 Ropani in the Kathmandu valley.

5. What is the tax on land sale in Nepal?

The current tax rate for land sale in Nepal for individuals is 5% if the property was owned for more than 5 years and 10% if the property was held for less than 5 years. The tax levied on companies is 20% no matter the period of owning such land.