**Farm Houses**

When buying a farm house, it’s crucial to perform thorough checks to ensure a secure and valuable investment. Here are the checks to be done, along with their relative importance expressed as a percentage:

| **Check** | **Percentage Importance** | **Description** | **Yes/No** |
| --- | --- | --- | --- |
| **Legal Clearances** | 30% | Verify the title deed, encumbrance certificates, and necessary approvals from local authorities. |  |
| **Property Condition and Construction Quality** | 20% | Inspect the condition of the building and the quality of construction materials used. Look for any signs of damage or wear. |  |
| **Land and Soil Quality** | 15% | Assess the quality of the land and soil for farming or other intended uses. Check for any issues such as contamination or erosion. |  |
| **Water and Irrigation Systems** | 15% | Ensure reliable water sources and functioning irrigation systems are available for farming activities. |  |
| **Location and Accessibility** | 10% | Evaluate the proximity to markets, transportation facilities, and essential amenities; ensure good road access. |  |
| **Price Verification** | 5% | Compare the price of the farm house with similar properties in the area to ensure it aligns with market rates. |  |
| **Environmental Conditions** | 5% | Check for any environmental restrictions or protected areas that may impact the use or development of the property. |  |

**Farm Lands**

When buying farm land, it's crucial to perform thorough checks to ensure a secure and valuable investment. Here are the checks to be done, along with their relative importance expressed as a percentage

**Legal Clearances (30%):**

Verify the title deed for clear ownership.

Obtain encumbrance certificates to confirm the land is free from legal dues.

Ensure all necessary approvals from local authorities are in place.

Check for agricultural land conversion approvals if you plan to use it for non-agricultural purposes.

**Soil Quality and Water Availability (20%):**

Test the soil quality to ensure it is suitable for farming.

Verify the availability and reliability of water sources, such as wells, boreholes, or irrigation systems.

**Location and Accessibility (15%):**

Assess the proximity to markets, transportation facilities, and essential amenities.

Ensure the land has good road access for transporting crops and supplies.

**Land Use and Zoning Regulations (15%):**

Verify the land’s zoning status and permitted land use.

Ensure there are no restrictions or plans for land acquisition by the government.

**Price Verification (10%):**

Compare the price of the land with similar farm lands in the area to ensure it aligns with market rates.

**Topography and Drainage (5%):**

Check the topography for suitability for farming activities.

Ensure proper drainage to prevent water logging or soil erosion.

**Climate and Environmental Conditions (5%):**

Assess the local climate conditions and their suitability for the crops you plan to grow.

Check for any environmental restrictions or protected areas.