

Registered Property \neq Ownership

**The Supreme
Court just
changed
the game**



A Registered Will > An Unregistered One

- If you've **inherited** the property,
- an unregistered will holds **lower legal weight.**
- Always prefer a **registered, written will to avoid disputes.**



Get NOC From Family Members

- Whether you're **inheriting or buying from someone who inherited,**
- get a written **No Objection Certificate (NOC)** from relevant family members.
- This **prevents future claims** and protects your title.



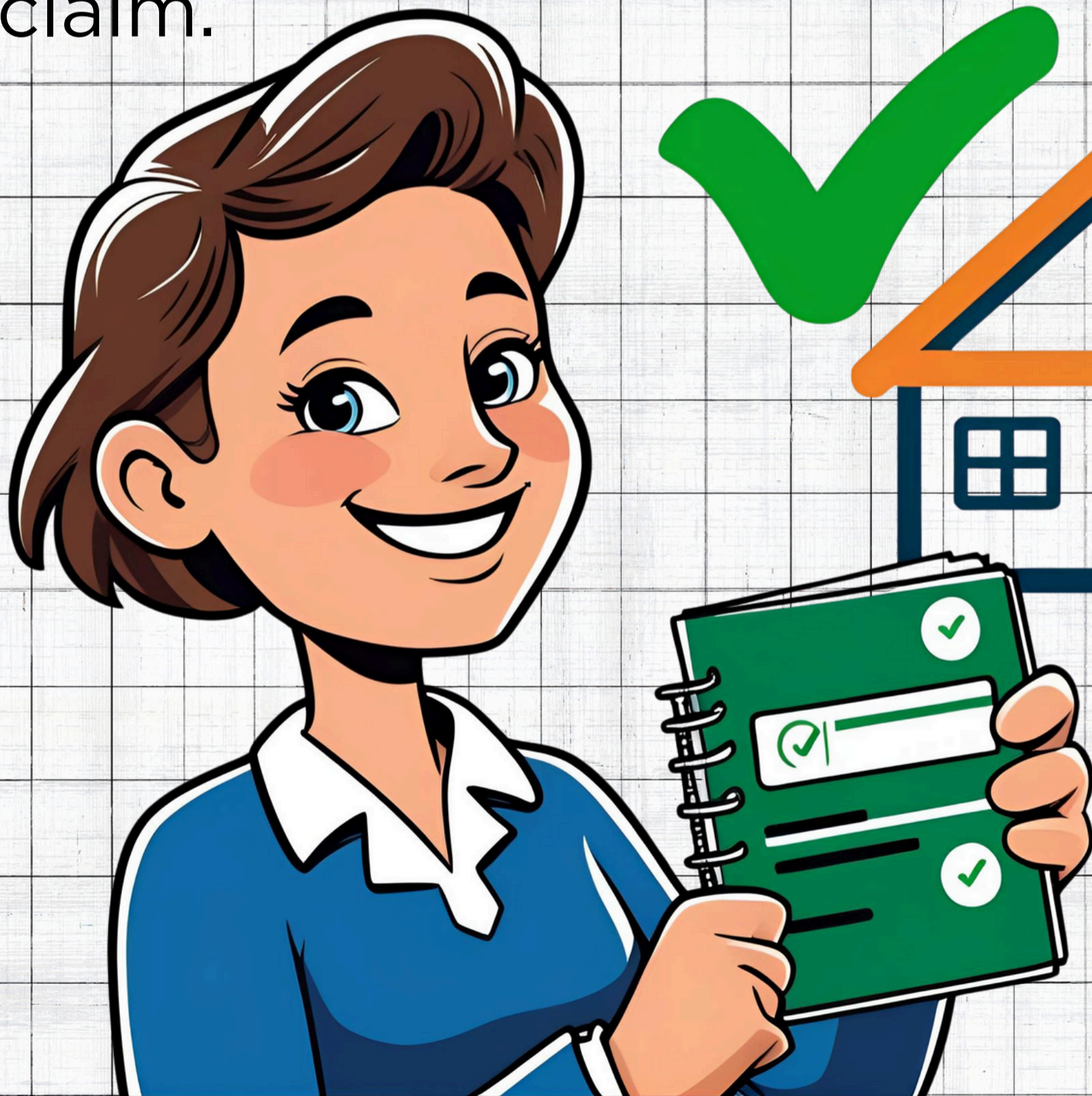
GPA & Agreement to Sell \neq Ownership

- A **General Power of Attorney (GPA)** and **Agreement to Sell**
- don't make you the legal owner by themselves.
- You must have a **registered Sale Deed** to prove ownership.



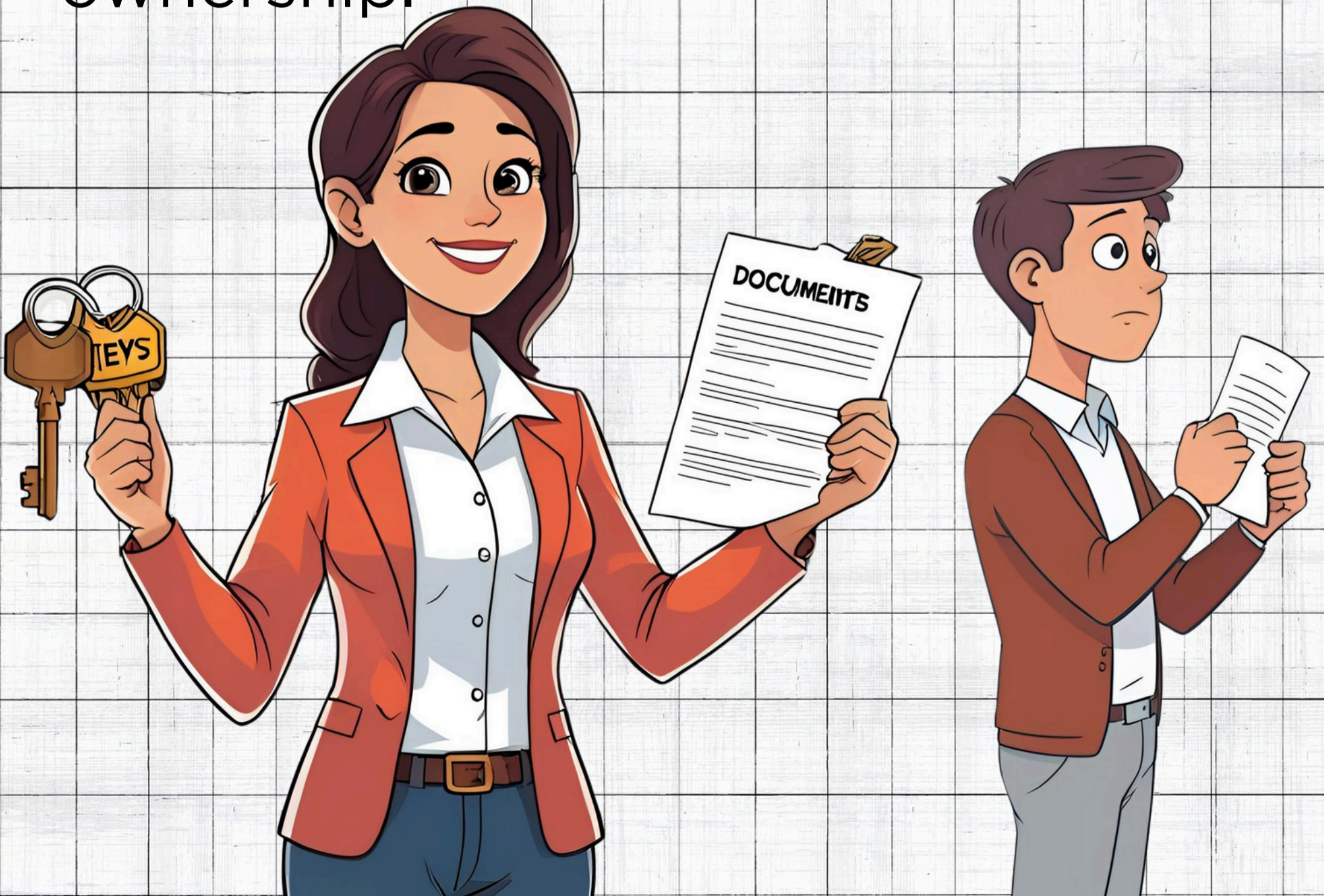
Bank Statements That Prove Payment

- Keep **certified bank statements**
- that show the **actual money trail** from buyer to seller.
- Proof of payment is **vital** to defend your claim.



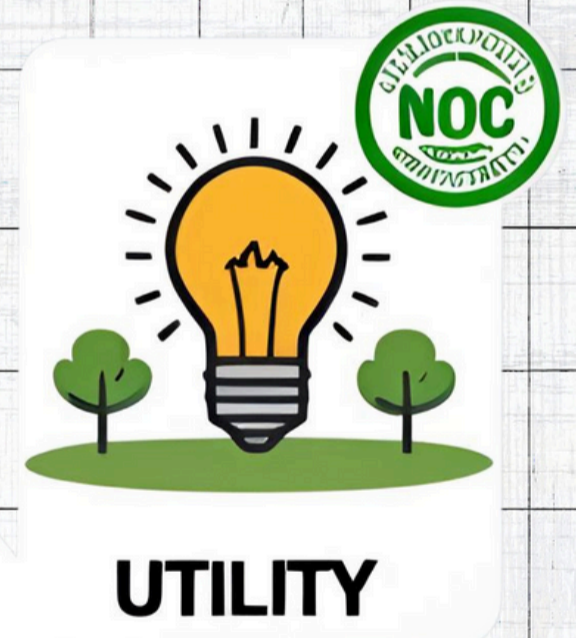
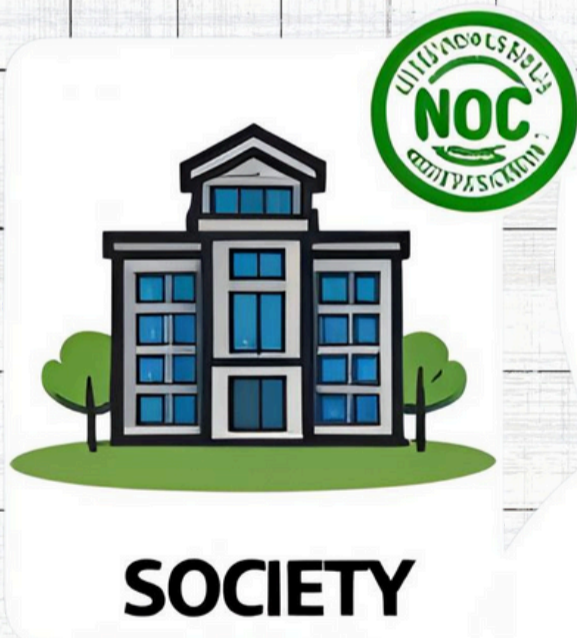
Physical Possession Still Matters

- Yes — **just legal documents aren't enough.**
- You need **actual, physical possession** of the property.
- Possession + documentation = stronger ownership.



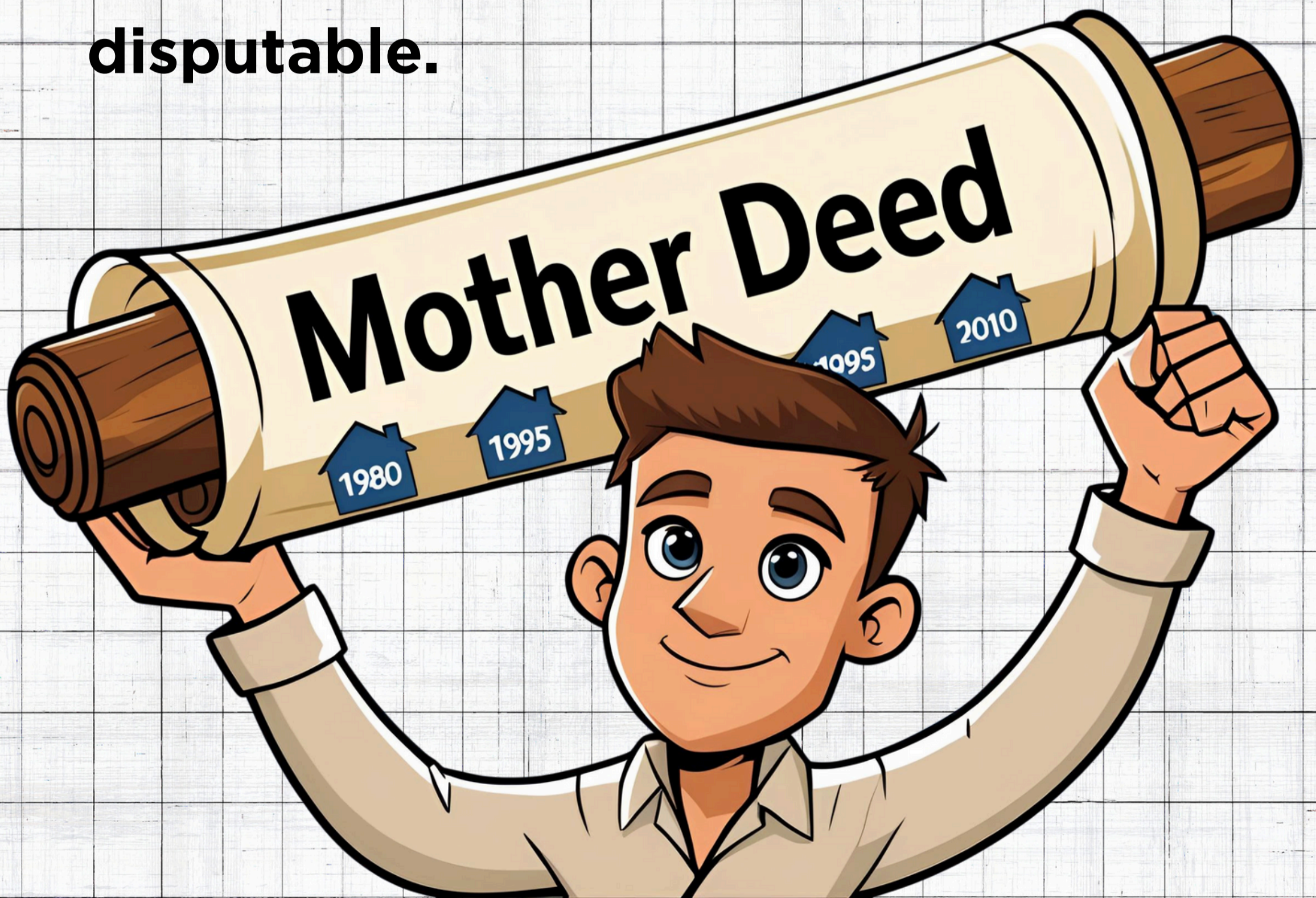
NOCs From Society, Utilities & Lenders

- Get **NOCs** from:
- The **society or builder**
- **Utility providers**
- Any **bank** that issued a **loan earlier**
- These **clear your title** and avoid future blocks.



Chain of Title: The Mother Deed

- Maintain the **Mother Deed** or **chain of prior sale deeds**.
- It proves the **complete history** of ownership.
- A missing link can make your title **disputable**.



Keep Supporting Property Docs

- Seller's **ID proof**
- **Building plan approval**
- **House tax receipts**
- **Khata Certificate** (in applicable states)
- These documents **reinforce your ownership claim.**



Property Disputes = 70% of Civil Cases in India

- As values rise, so does litigation.
- Don't rely on just registration — **build your case file.**
- Your future peace might **depend on documents you collect today.**



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