

Land / Property Mutation Application

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This guide explains what the tool produces, how to use the output, and what to watch for. The actual output (draft/report) is generated on the tool page.

Background

Prepares a mutation (dakhil-kharij / namantaran) application to update the land-revenue or municipal property records into the new owner name after a sale, inheritance or gift — with the basis document, the heir or ownership proof, and the follow-up so the record is actually changed and the tax comes in the right name.

Purpose of this tool & output

Prepare a mutation application to update the revenue or municipal records after a sale, inheritance or gift, with the documents and follow-up

How the output is used

Use the mutation application, the basis document and the ownership/heir proof to file the dakhil-kharij/namantaran with the revenue or municipal office, and follow up until the record is changed into the new owner name and the tax bill follows.

Who receives it

The revenue office (Tehsildar/Patwari/Circle Officer) for agricultural/revenue land, or the municipal body for a property within municipal limits.

How to submit / file it

Apply at the revenue/municipal office (online or in person) with the sale deed/Will/gift deed, the ownership or legal-heir proof, the latest tax receipt and the identity documents; the record is updated after notice and no objection.

Fees & charges

A nominal mutation fee is charged by the revenue/municipal body and varies by state and land type; a facilitation fee may apply if a professional is used.

Who should vet it

A local revenue/property consultant or a lawyer (for an inheritance mutation) — to confirm the correct basis document, the heir proof, and to follow the application through.

Important cautions

Mutation records the tax liability, not ownership title, and a sale/inheritance mutation needs the correct basis document and heir proof; an objection from another heir can stall it. Verify the record is actually changed and get the new tax bill.

Companion documents

No related documents are listed on the portal for this tool.

This is AI-assisted guidance. Verify with a qualified professional before any binding decision. Fees, authorities and processes vary by state and change over time — confirm with your state authority.