

FOR LAND INVESTORS · निवेशकों के लिए

Buying farmland as an investment? Read this first.

पहले पढ़िए, फिर खरीदिए

We do not forecast returns, and you should treat anyone who does with caution. What we do is put the record, the ground and the arithmetic in front of you — and let you decide.

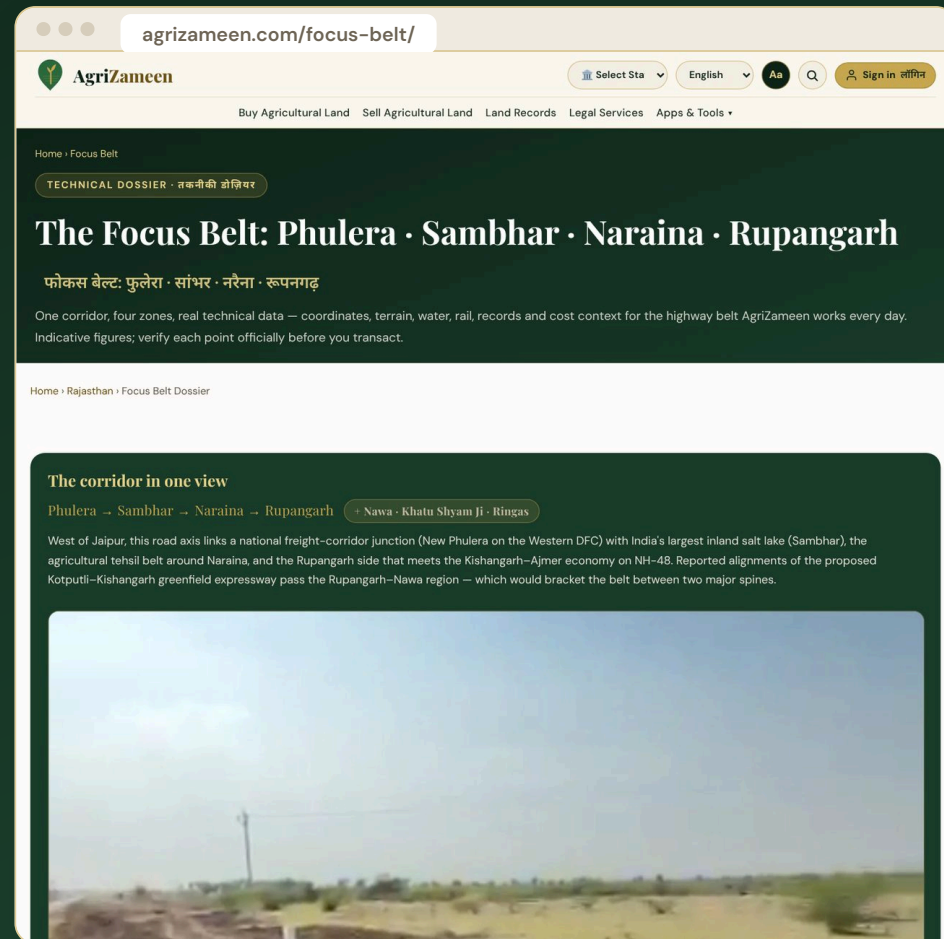
The focus belt

Land vs FD

Offer Check

WhatsApp us

AgriZameen shares information, not investment advice. We are not SEBI-registered advisers.



No forecasts, no price lists

कोई भविष्यवाणी नहीं, कोई रेट-लिस्ट नहीं

No forecast

We do not tell you what land “will be worth”.

ज़मीन “कितने की हो जाएगी” — यह हम नहीं बताते।

No district prices

We publish no per-district or per-parcel land values anywhere on the site.

कोई ज़िलेवार रेट नहीं।

What we show instead

The DLC floor, recent comparables, and the parcel’s own record, access and condition.

रिकॉर्ड, पहुँच और हालत — सामने।

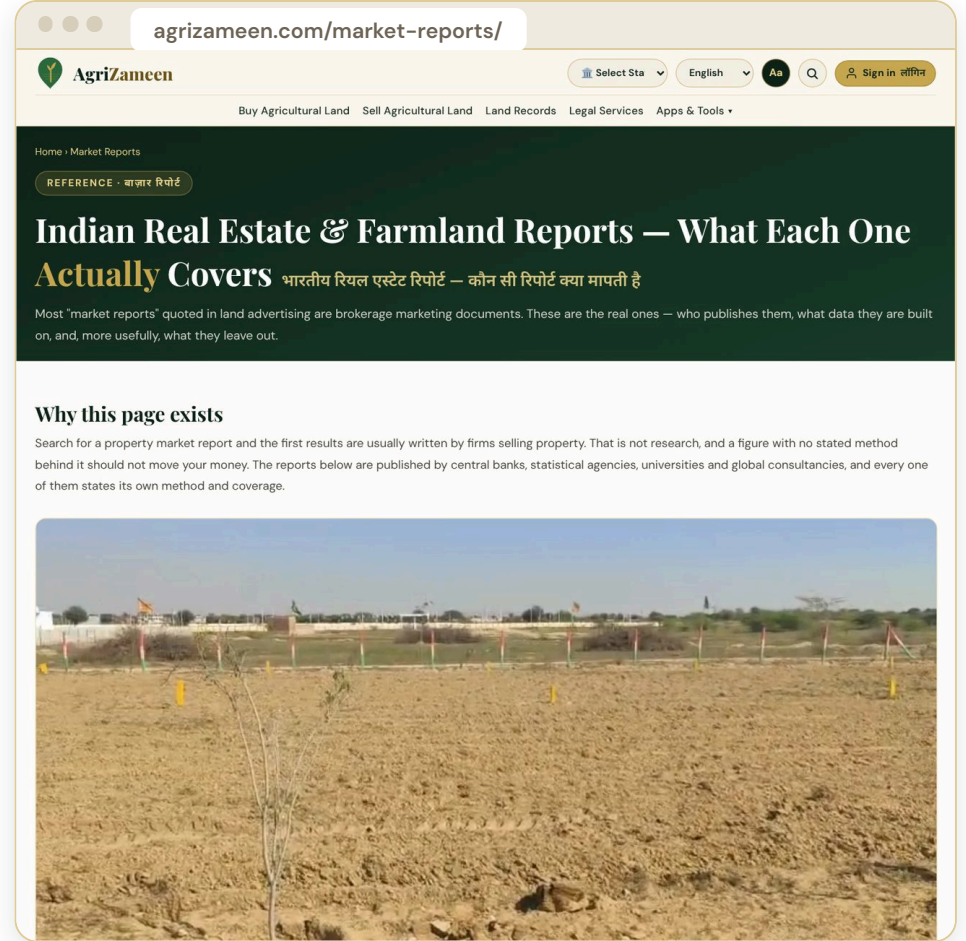
Market reports, read carefully

Applying a metro housing growth rate to a farmland purchase is the single most common analytical error in this market.

महानगर का आँकड़ा खेत पर लागू नहीं।

Values can fall as well as rise. Past appreciation near corridors is history, not a promise.

क्रीमतेँ घट भी सकती हैं।



agrizameen.com/market-reports/

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Buy Agricultural Land Sell Agricultural Land Land Records Legal Services Apps & Tools

Home > Market Reports

REFERENCE - बाजार रिपोर्ट

Indian Real Estate & Farmland Reports — What Each One Actually Covers भारतीय रियल एस्टेट रिपोर्ट — कौन सी रिपोर्ट क्या मापती है

Most “market reports” quoted in land advertising are brokerage marketing documents. These are the real ones — who publishes them, what data they are built on, and, more usefully, what they leave out.

Why this page exists

Search for a property market report and the first results are usually written by firms selling property. That is not research, and a figure with no stated method behind it should not move your money. The reports below are published by central banks, statistical agencies, universities and global consultancies, and every one of them states its own method and coverage.



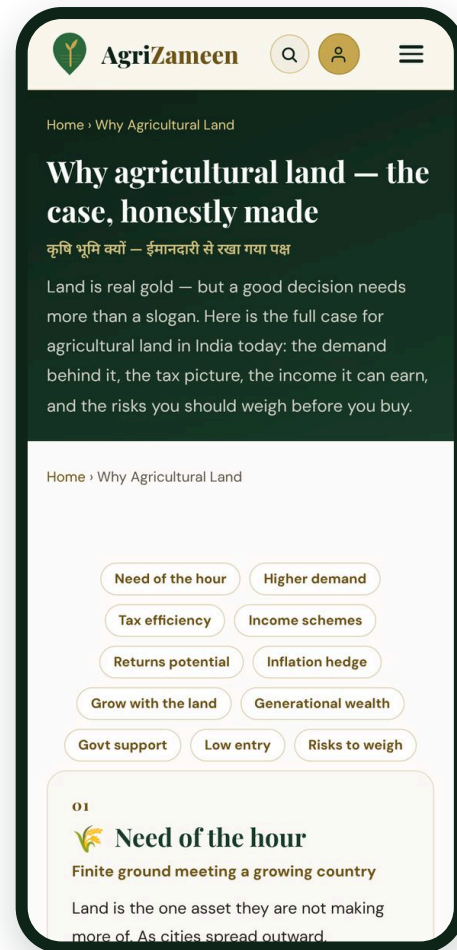
Any page arguing for land should **argue** against it

ज़मीन के खिलाफ़ तर्क भी

- ✗ Illiquid — an FD can usually be closed in days; land can take months to sell, sometimes longer
- ✗ Lumpy
- ✗ No yield by default — an unfarmed, unleased parcel costs you money in fencing, watchman and upkeep while producing nothing
- ✗ Title risk
- ✗ Concentrated
- ✗ Dependent on infrastructure

The first question: can I hold this for ten years without needing the money? If not, stop here.

क्या आप दस साल तक यह पैसा बिना ज़रूरत के रोक सकते हैं? नहीं — तो यहीं रुकिए।



Why Agricultural Land — the case, honestly made.

Five stages, five different things

घोषणा, स्थान और आवंटन — तीन अलग चीजें

On the Focus Belt dossier every project carries its status: announcement, MoU, site identified, allotted, in possession. A marker only goes where we can name the place from a cited source. Nothing on it is a price signal or a forecast.

Near a node is not a node

Adjacency to a node is not node status.

नोड के पास होना नोड होना नहीं है।

Pay for events, not for news

Values tend to move in steps tied to visible, completed events. The mistake we see most often is paying an announcement premium.

घोषणा का प्रीमियम मत चुकाइए।

Ayodhya-style comparisons

Treat “next Ayodhya” style comparisons as marketing, not analysis.

यह विश्लेषण नहीं, मार्केटिंग है।

agrizameen.com/focus-belt/

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Select Sta English Aa Q Sign in रजिस्टर

Buy Agricultural Land Sell Agricultural Land Land Records Legal Services Apps & Tools

Belt photo - representative — the Phulera-Sambhar-Naraina-Rupangarh belt, not the land discussed on this page.

Administration: after Rajasthan's December 2024 reorganisation the state has **41 districts** and **7 divisions** — and this belt now crosses four of them. Jaipur district (Phulera, Sambhar, Naraina, Dudu — the earlier Dudu district was merged back into Jaipur), Ajmer district (Rupangarh), Didwana-Kuchaman district (Nawa — carved out of Nagaur in August 2023 and retained in the December 2024 cut-back), and Sikar district (Khatu Shyam Ji, Ringas). **Pick the right district before you search for a record.** Most failed record lookups in this belt are not missing records — they are the wrong district.

Phulera फुलेरा

The freight-corridor junction town — logistics anchor of the belt

COORDINATES	≈ 26.872° N, 75.241° E
TEHSIL - DISTRICT	Phulera tehsil - Jaipur district
ELEVATION	≈ 388 m above sea level (approx.)
RAIL	Phulera Junction — a major junction on the Jaipur side network; New Phulera is a key point on the Western Dedicated Freight Corridor (double-stack freight)
ROAD	≈ 60 km from Jaipur by road (approx.); connects east to NH-48 side and west toward Sambhar
GROUNDWATER	Jaipur-district blocks in this belt are widely categorised as stressed/over-exploited (CGWB) — always confirm the specific block's category and test the bore before valuing water
SOIL	Sandy loam / alluvial mix typical of the semi-arid eastern plain; generally alkaline pH, low organic carbon
RECORDS	Apna Khata (Jamabandi) · Bhu-Naksha (map)
COST CONTEXT	Duty on the higher of DLC or price; DLC rates rose ~10% in April 2026 with a further review reported, highway/RICO-adjacent zones flagged — check e-Panjiyan, then our calculator

Get live elevation & soil for Phulera →

What we check before money moves

पैसा देने से पहले की जाँच

1 Water

The CGWB block category and an on-site bore test are non-negotiable checks here.

2 Acquisition

Highway acquisition begins with a Section 3A notification — search for it before paying.

3 The right district

Most failed record lookups in this belt are not missing records — they are the wrong district.

4 The record

Jamabandi, mutation trail and land class — checked before a parcel reaches you, not after.

5 The ground

Approach road, boundary and use on the ground — seen on a site visit.

6 Your own professionals

Your own advocate for title; your own CA for tax.

agrizameen.com/verify-land-records/

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Buy Agricultural Land Sell Agricultural Land Land Records Legal Services Apps & Tools

Where to check a plot, state by state

कौन सा पोर्टल क्या बताता है — हर राज्य के लिए, एक जगह।

A record of rights tells you who the revenue department has recorded. It does not tell you whether the plot is mortgaged, whether the deed chain is clean, what the master plan permits on it, whether the municipal body has dues against it, or whether a building plan was ever sanctioned. Those live on different portals, kept by different departments. This page lists them.

Start with the record, then check everything else. Our companion page [what your land record is called, and where to get it](#) covers the record of rights, mutation and village map. This page covers what that record does not say. Both are needed before money moves.

These are links, not readings. Rate lookups open the state's own page — Links to official rate-lookup pages only. This directory contains no rates or figures. Addresses are shown as text with a copy button; in an ordinary browser they become links.

Two companion pages. [What the government land rate is called in every state](#), who sets it and where it is published; and [how farmland is converted in every state](#) — the law, section and who decides.

Search a state, city or portal... खोजें SHOW All WHAT TO CHECK Anything

37 of 37 shown · 37 राज्य/क्षेत्र दिख रहे हैं

▼ Rajasthan STATE OUR BELT 33 portals · 26 cities

Changed: UIT Udaipur became UDA (Oct 2023); UIT Kota became KDA (KDA Act 2023); UITs Bharatpur and Bikaner became development authorities (Acts 7 and 8 of 2025). DA sites moved to <name>:rajasthan.gov.in/home/dphome portals; older lsq.urban.rajasthan.gov.in pages still listed. JDA site is jda.rajasthan.gov.in; jda.urban.rajasthan.gov.in serves an expired TLS certificate. Twin Nagar Nigams of Jaipur, Jodhpur and Kota merged Oct 2024 (secondary); Urban Portal still shows old Heritage/North/South pages. Dudu district abolished 28 Dec 2024 (now Jaipur district); Dudu downgraded to fourth-class Nagar Palika (Mar 2025). JDA region expanded to about 6,000 sq km with 679 villages and 27 zones (news, Oct 2025); MDP-2047 in preparation. 25 new Nagar Palikas notified Apr 2025; 76 more new municipalities reported Jun 2026. ePanjiyan 3.0 citizen portal live. gis.rajasthan.gov.in/citizenudh now redirects to rajdharaa.rajasthan.gov.in. RERA site now runs a RERA 2.0 front end.

Official portals, state by state.

Land vs FD — on your own numbers

हर खाना खाली है — आँकड़े आपके, हिसाब सीधा

The Honest Land Calculator supplies no price, no rate and no growth figure. You put in your own numbers and see land and a deposit side by side — and it says plainly that selling land can take months.

Your estimate

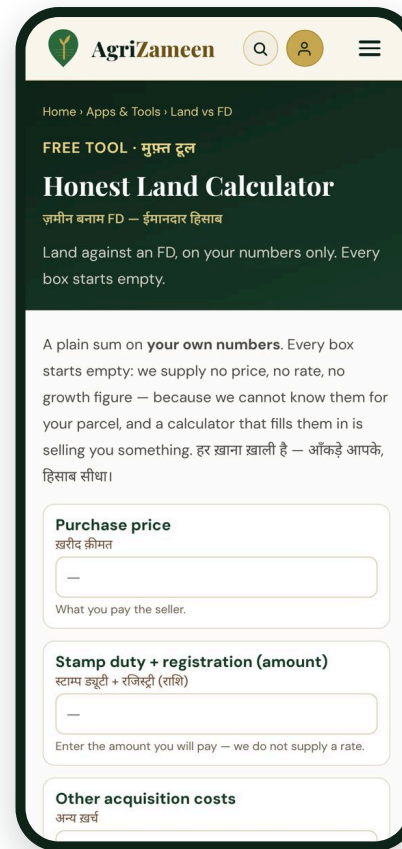
Nobody can promise it. The result is not a compound rate and not a forecast. आपका अनुमान — कोई वादा नहीं।

Holding costs count

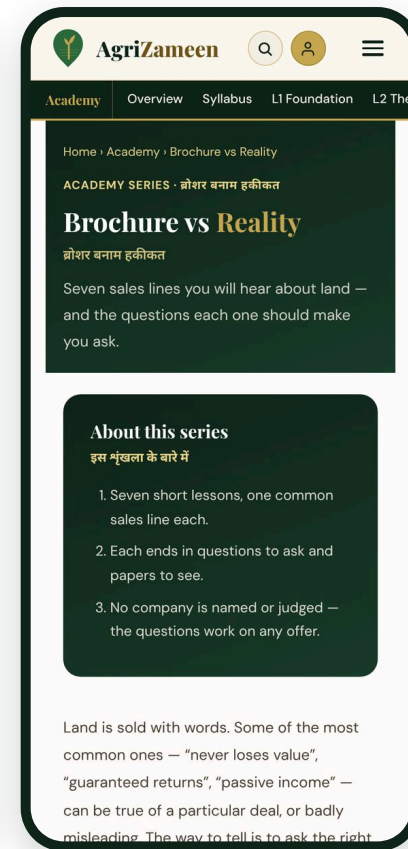
Fencing, watchman, upkeep and the time to sell belong in the sum. रखरखाव का खर्च भी जोड़िए।

Brochure vs Reality

The Academy series that teaches you to check a brochure's claims against the real papers. ब्रोशर बनाम असलियत।



Land vs FD.



Brochure vs Reality.



Illustration — not a photograph of a specific site. चित्रण।

Information, in writing

जानकारी — लिखित में

Land information advisory

A written zone recommendation with the reasoning and sources. Information and analysis — not SEBI-registered investment advice.

लिखित सिफ़ारिश, कारणों और स्रोतों के साथ।

Listings with the record read

Each card shows which documents the team has seen; a parcel that fails gets a written stop with the reason.

नाकाम पार्सल पर लिखित कारण।

Valuation opinion

An honest rate opinion. Not a certified valuer's report, and never a promised price.

कोई वादा किया हुआ दाम नहीं।

Fees in writing

Every paid service starts with a transparent written quote before any work begins.

हर सेवा — पहले लिखित कोटेशन।

The screenshot displays the Agrizameen website interface for buying agricultural land. The header includes the logo, navigation links (Buy Agricultural Land, Sell Agricultural Land, Land Records, Legal Services, Apps & Tools), and a language selector. A prominent red banner reads "SAMPLE · नमूना". The main heading is "Agricultural Land for Sale", with a sub-note about the Jaipur-Ajmer corridor and a link to the "Buying guide". Below this, there are filters for "Area in" (Bigha), "Total price" (₹), and "Land class" (All). A search bar and additional filters (All belts, All sizes, Verified only, Sort: Featured, Near me) are present. The listings are displayed in a grid, each showing a photo, location (Rampura Khurd, Phulera, Jaipur, Rajasthan), area (5.00 Bigha, 12.00 Bigha, 3.00 Bigha), land type (बांझनी, बांझनी 2), and a "Price on Request" button. Each listing also has a "View" and "Enquire" button. A "Technical data" section is visible below each listing.

Land Listings — SAMPLE data.

Talk to us

हमसे बात करें

The focus belt

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Offer Check

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agrizameen.com/why-agricultural-land/

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We are not SEBI-registered advisers; this is information, and the decision — and its risk — is yours.

यह निवेश सलाह नहीं है — फ़ैसला और जोखिम आपका।

AgriZameen is an independent private land information and facilitation platform run by Vision Global Ventures LLP — not a government body, and not affiliated with any land-records department. Nothing here is legal, tax or investment advice. No price, buyer, timeline or return is promised. Verify every record on the official portals and at your Tehsil, and consult a qualified professional, before any money moves.

Screens are from agrizameen.com as on 9 October 2026. Screens that show listings use SAMPLE data, stamped नमूना · SAMPLE — they are not real parcels.