



Land in India, handled honestly from abroad

एनआरआई डेस्क — विदेश से भी ज़मीन, ईमानदारी से

For NRIs and OCIs who own or have inherited agricultural land in Rajasthan: records, care, mutation and — when the time comes — a lawful sale. The FEMA position, stated first.

विरासत में मिली ज़मीन — रिकॉर्ड, देखभाल, नामांतरण और सही तरीके से बिक्री।

[The NRI Desk](#)
[Read land documents](#)
[WhatsApp the NRI Desk](#)

[Select State](#)
[English](#)
[Aa](#)
[Q](#)
[Sign in](#)

[Buy Agricultural Land](#)
[Sell Agricultural Land](#)
[Land Records](#)
[Legal Services](#)
[Apps & Tools](#)

[Home](#) > [NRI Desk](#)

SERVICE 11 • NRI DESK • प्रवासी भारतीय

NRI Desk — land in India, handled honestly from abroad

एनआरआई डेस्क — विदेश से भी ज़मीन, ईमानदारी से

Most "NRI land investment" pitches skip the law. We start with it — because the rules decide what you can actually do, and everything we offer sits safely inside them.

[Home](#) > [Our Services](#) > [NRI Desk](#)

The FEMA reality, stated first

- NRIs and OCIs **cannot purchase agricultural land, plantation property, or farmhouses** in India — no matter what a seller or agent promises.
- You **can inherit** agricultural land (from a resident, or from an NRI who acquired it lawfully) and continue to hold it.
- You **can sell inherited agricultural land** — but only to a person resident in India.
- You **can buy legally converted non-agricultural land** (residential/commercial) — where a valid §90A/90B conversion order exists in Rajasthan.
- **Do not route money to buy agricultural land "in a relative's name."** Benami-style structures carry serious legal risk; if family members buy, it must genuinely be their own transaction. Take professional advice.

WHAT THE LAW ALLOWS · क़ानून क्या कहता है

The FEMA reality, stated first

नियम पहले

This is the summary on our NRI page — not advice, and it can change. Confirm your own facts with a qualified CA and advocate before acting.

Buying agricultural land

Not permitted under FEMA without specific approval from the Reserve Bank of India.

कृषि भूमि खरीदना — अनुमति नहीं।

Inheriting

Permitted. An NRI or OCI may inherit agricultural land from a person resident in India.

विरासत — अनुमति है।

Holding

Land lawfully acquired while resident in India may generally continue to be held after becoming an NRI.

पहले से ली हुई ज़मीन — रख सकते हैं।

Selling

Transfer is generally restricted to a person resident in India who is an Indian citizen.

बिक्री — आम तौर पर भारत में रहने वाले नागरिक को।

Gifting

Restricted. Take advice before promising anything to family.

उपहार — प्रतिबंधित।

Converted land

Legally converted non-agricultural land (residential or commercial) can be bought where a valid conversion order exists — we verify the order itself along with the title.

रूपांतरित ज़मीन — आदेश की जाँच के साथ।

Do not route money to buy agricultural land “in a relative’s name”. If anyone is pressing you to sell urgently because of a “rule change”, stop and verify independently first.

किसी रिश्तेदार के नाम पर कृषि भूमि खरीदने के लिए पैसा न भेजें।

NRI SERVICES · सेवाएँ

How we help from a distance

दूर से हम कैसे मदद करते हैं

**Inherited-land care & records**

Mutation (नामांतरण) to the heirs' names through the Tehsil, fresh records, then a watch so no surprise entry — a रहननामा or an encroachment claim — goes unnoticed.

**Selling inherited land, properly**

Buyer screening — resident Indians only, as the law requires.

**Converted plots — the lawful purchase route**

We verify the conversion order itself, along with the title.

**POA & documentation coordination**

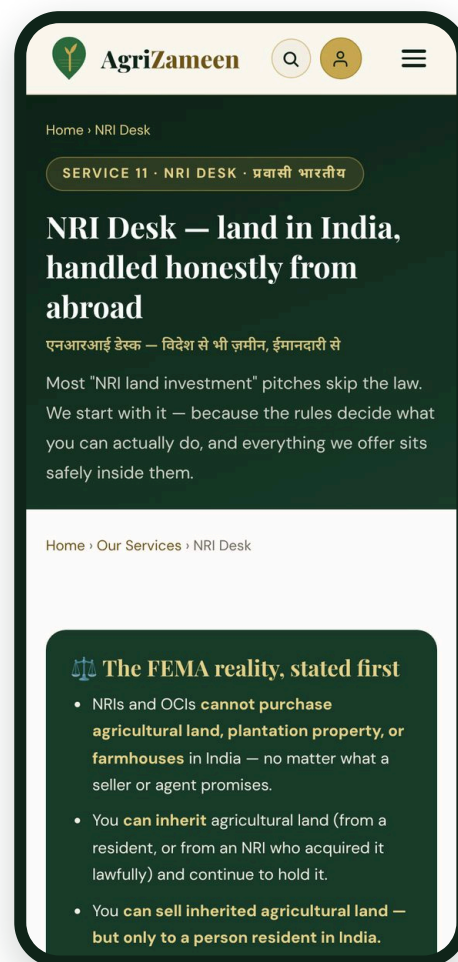
A specific — not blank — POA to a trusted resident. Drafting and attestation are done by advocates and the consular process; we coordinate.

**Virtual diligence — decide from anywhere**

Geo-tagged boundary-walk videos, document scans, and portal-record pulls you can watch live on a call.

Scheduled inspection visits

Geo-tagged photo and video reports from the land itself.



The NRI Desk on a phone.



Belt photo · representative — the Phulera-Sambhar belt, not a listed parcel.

YOUR PROTECTION · आपकी सुरक्षा

Before you sign anything

दस्तावेज़ से पहले

Never a general POA

Never sign a general POA “to save time later”. A specific POA, for a specific act, to a person you trust.

कभी सामान्य पावर ऑफ़ अटॉर्नी नहीं।

Professionals you engage

We can point you to advocates practising in the relevant tehsil and to CAs who handle FEMA and NRI taxation. You engage them directly.

वकील और CA से आप सीधे बात करते हैं।

No shortcuts

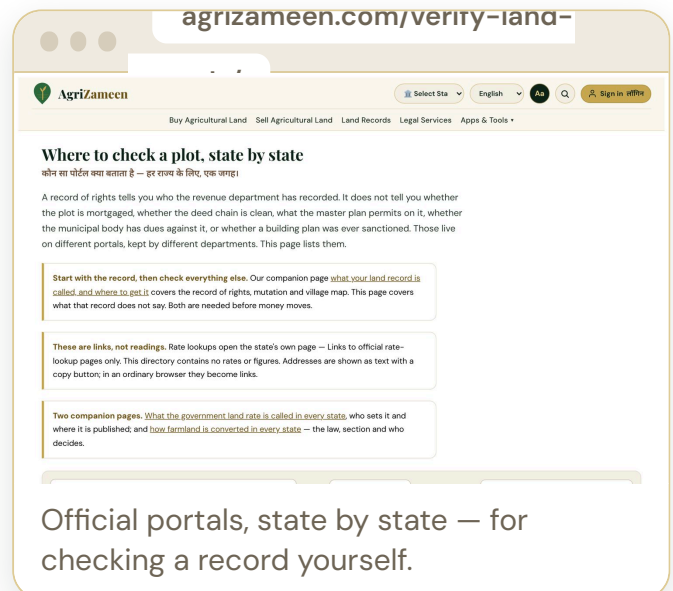
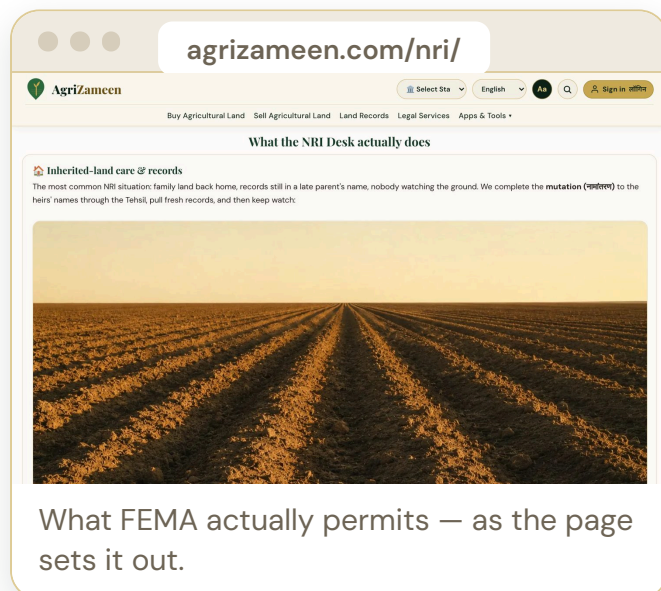
We will not structure around FEMA or benami law.

फ़ेमा या बेनामी क़ानून से बचने का कोई रास्ता नहीं।

Fees in writing

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

हर सेवा — पहले लिखित कोटेशन।



AgriZameen is an independent private platform — not a law firm, bank or tax adviser — and is not authorised to advise on FEMA. Always confirm your facts with a qualified CA and advocate before acting.

हम क़ानूनी या कर सलाह नहीं देते — CA और वकील से पुष्टि करें।

CONTACT · संपर्क

Talk to us

हमसे बात करें

The NRI Desk

Read land documents

WhatsApp the NRI Desk

AGRIZAMEEN

+91 70149 86988

WhatsApp · info@agrizameen.com

WhatsApp & call · listing desk

ADHEER RAJ AGGARWAL ·
FOUNDER

+91 9001 805 805

WhatsApp ·

adheer@agrizameen.com

TARUN JAIN · FOUNDER

+91 92502 13833

WhatsApp ·

tarun@agrizameen.com

OFFICE

"AgriZameen", 137
Paraswanath Colony,
Searn Path, Nirman Nagar,
Jaipur — 302019,
Rajasthan

Mon–Sat, 10:00–19:00 IST ·

agrizameen.comagrizameen.com/nri/FOLLOW · जुड़िए [YouTube](#) · [Instagram](#) · [Facebook](#) · [LinkedIn](#) · [Google Business](#) · [WhatsApp](#)Fourteen guides, one for each reader — free at agrizameen.com/guides/

For everyone
सबके लिए

For buyers
खरीदार

For sellers
विक्रेता

Seller guide
slides

Service
providers
सेवा प्रदाता

For NRIs
एनआरआई

Land investors
slides

Companies
slides

Builders &
colonisers
slides

All apps
slides

Legal help
कानूनी सहायता

Our services
हमारी सेवाएँ

Focus belt &
news
फोकस बेल्ट

Everything, in
one
सब एक साथ

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.

AgriZameen एक स्वतंत्र निजी प्लेटफ़ॉर्म है — किसी सरकारी विभाग से संबद्ध नहीं। पैसा देने से पहले सरकारी रिकॉर्ड खुद देखें और वकील से सलाह लें।

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.