

NRB PROPERTY REGISTRATION FROM ABROAD

Required documents checklist

Use this before you buy. Tick your own papers first, then hand the seller's documents to your property lawyer for vetting before any money changes hands.

■ Your documents — the buyer

- ☐ Valid Bangladeshi passport or NID
Original plus clear photocopies / scans
- ☐ TIN certificate
Required by the Sub-Registrar
- ☐ Up-to-date income tax return
Most recent acknowledgement slip
- ☐ Passport-size photographs
Recent, colour, white background
- ☐ Permanent resident / immigration document
Proof of your status abroad
- ☐ Address in your country of residence
Current overseas address
- ☐ Address in Bangladesh
Permanent / mailing address at home

Why no power of attorney?

In a saf-kobla (sale) registration the buyer need not appear. You sign and give your thumb impression abroad, courier the deed back, and your representative submits it. No embassy attestation, no POA for private or residential property.

■ Seller's documents to vet

■ Title documents

- ☐ Title deed (saf-kobla / base deed)
- ☐ Via deed(s), the prior transfer chain
- ☐ Warishan sanad (heirship certificate)
- ☐ Succession certificate (if applicable)

■ Khatiyān & records

- ☐ CS, SA, RS and B.R.S / Dhaka City Zarip (certified copies)

■ Mutation

- ☐ AC Land mutation with up-to-date khajna, DCR, proposal & mutation khatiyān

■ Land owner particulars

- ☐ NID / passport, TIN, tax return and photo of each owner

■ Developer documents (flats / JV)

- ☐ Deed of agreement (joint venture)
- ☐ Power of attorney deed
- ☐ Deed of distribution (if any)
- ☐ RAJUK building plan approval & construction permission
- ☐ Occupancy certificate (if any)
- ☐ Certificate of incorporation & Form XII
- ☐ Up-to-date trade licence
- ☐ Company representative details (NID, TIN, return, photo)