

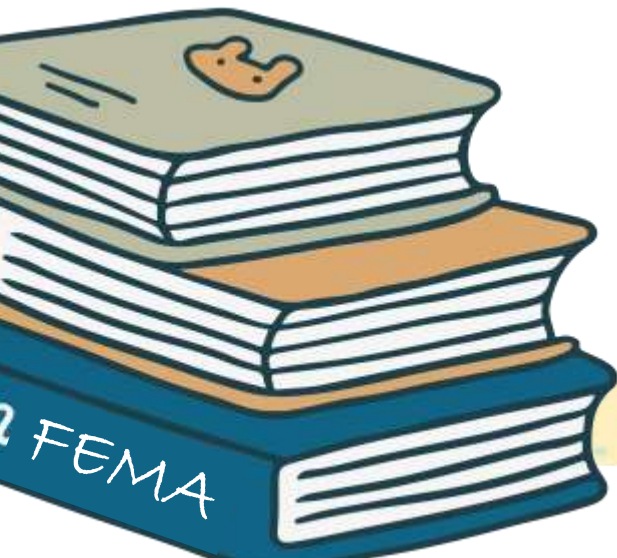
# FEMA Ke Fundae

#FamiliarwithFEMA

**Acquisition of  
Immovable  
Property in India  
by a Long- term  
visa (LTV) Holder**

Date: 07/08/2024

Issue no: 113





Komal  
Bangladesh Citizen

Hello Mr. FEMA Gyani! I am a citizen of Bangladesh, and I am interested in purchasing property in India for residential purpose as I am residing in India since so long and it is worthwhile for my future as well, can I acquire Immovable Property in India?

Hi Komal, Do you have Long- Term Visa?



**The FEMA Gyani**



Komal  
Bangladesh Citizen

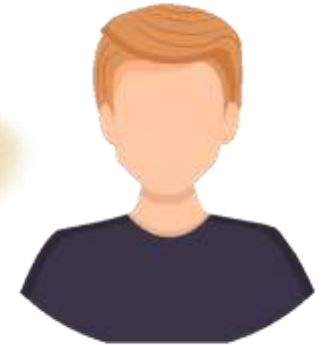
Yes, I do hold a long-term visa issued by the central government, but what happened why you inquired such thing!

Nothing much! I was just asking as there are different provisions for acquisition of Immovable property by the citizens of Afghanistan, Bangladesh and Pakistan



Komal  
Bangladesh Citizen

Oh, is it! Can you please brief me about the same, whether I am eligible to acquire such property or not?

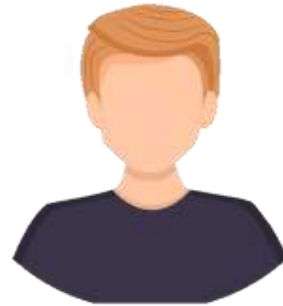


**The FEMA Gyani**

Yes,! Since you are a citizen of Bangladesh residing in India and hold long-term visa granted by central government so you can acquire one immovable property for residential purpose and one for self-employment purpose. But for this you need to comply with various conditions, let me brief you about the same.

**1** The property shall **not be located in and around restricted or protected areas** so notified by the **Central Government** and cantonment areas.

**3** Registration documents of the property shall **mention the nationality** and the fact that such person is on LTV



The FEMA Gyani

The Conditions are:

**2** The person **submits a declaration** to the **Revenue Authority** of the district where the property is located, specifying the **source of funds** and that he or she is **residing in India on LTV**.

**4** the property of such person may be **attached or confiscated** in the **event of his or her indulgence in anti-India activities**.

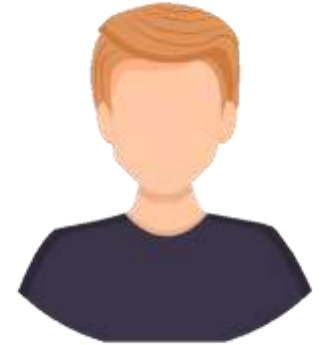
**5** **Copy of the documents** of the purchased property shall be submitted to the **Deputy Commissioner of Police or Foreigners Registration Office or Foreigners Regional Registration Office** concerned and to the **Ministry of Home Affairs (Foreigners Division)**



Komal  
Bangladesh Citizen

Okay! One more query, if in future I want to sell the property do I have to comply with any of the provisions?

Yes, let me brief you about the same?



The FEMA Gyani

**After acquiring citizenship of India  
you can easily sell the property**

**Before acquiring citizenship of India  
you can sell the property but only  
with the prior approval of Deputy  
Commissioner of Police or Foreigners  
Registration Office or Foreigners  
Regional Registration Office  
concerned**



Komal  
Bangladesh Citizen

Thank you ,Mr. FEMA Gyani  
for your valuable insights .

# Thank You



The FEMA Gyani

Comments

Feedbacks

Suggestions



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