

### Issues related to Purchase & Sale of Land♦

1. Occupying those lands which are for the needs of the city or those lands which the government has specified for some purpose is usurpation and sale or purchase of these lands with such people is not permitted. However, lands which are in excess of the city needs or the government has not specified for any purpose are permitted to be purchased or sold on the condition that the legal requirements are fulfilled.
2. Unauthorized sale of Awqaf lands are illegal and is an act of sin and purchasing from such aggressors is also not correct.
3. Shortly after the death of the progenitor, the inheritance should be distributed. But, if the inheritance could not be distributed and if an heir sells the joint property, then this sale will be limited only to his share of sold property and his sale in additional share would be incorrect without the permission of the other shareholders.
4. It is illegal for the people knowing the condition to purchase the land and property purchased through unlawful wealth. However, by purchasing it without having the knowledge a man would be owner.
5. A. Any violation to the layout approved for the settling a colony is not correct. But, the land would not come out from the ownership of the people settling that colony. It is allowed to sell one's own map instead of the approved map on the condition that the important public interests have not been affected.  
B. After the sale of the plots as per the map, it is illegal to purchase or sale of plots specified for public interest.
6. Masjid is an important religious need of Muslims. Hence, if the person making the colony specifies the land of public interest like play ground, etc for Masjid and the required conditions of a Masjid is found, then it would be correct to build a Masjid on the very land and it would be considered Masjid religiously. But, after the colony is built, all the residents enjoy the same share of public interest in those plots. Therefore, the Masjid can be built only by mutual understanding.
7. Muslims should adopt legal way to build a colony. But in the context of problems, Building the colonies is allowed. But, attempts should be made to get legal approval.

8. Interest based loan should be avoided to the possible extent. But, in case of need it is allowed to take loan from the bank for purchasing house and building colonies after purchasing lands.
9. A purchaser feels satisfied by seeing the plot number on the map for building the colony and this process of purchase and sale is correct. It is incorrect for the person building the colony to make any changes to it. Even if farming is being done with the permission of the buyer on the sold land, the buyer will remain owner.
10. A. There is no need of possession in the sale of properties and lands. Just ownership would suffice. Therefore, if the ownership of the land goes to the one who is building the colony, he can sell it and the buyer can purchase it.  
B. If the ownership of the land has not been taken and just the promise of sale is made and to consolidate that promise a deposit is made, then this cannot be sold any more.  
C. If the person building the colony, on his own will sells the land and decides the stimulated time for payment and pays some amount as deposit, this matter and selling and purchasing it is religiously correct. But, after sale is done, if there is any legal hurdle in giving possession in future, then it would be mandatory to return the whole amount.
11. The sale and purchase through third-man while the land and the owner is unknown, is not permissible.
12. It is not permissible for the owner of the plots to make condition for the matter that when the buyer wants to sell, he can do it through the buyer. But, there is nothing wrong, if without any pre-condition the matter is done and after this both the parties willingly and for their own convenience, make promise.
13. The terms of purchase of land on installments, such as that the deal would be cancelled if the payments are not made in stipulated time, if made at the time of the deal, such deal is permissible. In case of non-payment of all the installments in the stipulated time, he would have the right only for the return of the paid installments.
14. The remuneration for pimp is permissible. But, it is important to know that the remuneration and the matter would be clear. Hence it is not permissible for the pimp of the sale and purchase of land to hide the price of the land from the buyer and take more money or to take money by telling a lie.
15. It is injustice and against demand of the sale, on the part of the pimp, to not provide ownership. It is also invalid term that if you want to sell you would have to sell through us and therefore, it is not permissible.