

DIRGHA FARMS

Managed Farmland Due Diligence Checklist

Use this checklist before committing capital to any farmland project.

1) Land title and legal

- Verify title chain, encumbrances, and litigation status.
- Confirm agricultural classification and sale deed structure.
- Ask for independent legal due diligence reports.

2) Operator track record

- How long has the operator managed this exact land?
- Review harvest records and sale receipts from prior seasons.
- Validate on-ground team continuity and succession risk.

3) Water and soil

- Check source, depth, and trend of water table.
- Review recent soil testing and crop suitability evidence.
- Inspect irrigation and rainwater infrastructure.

4) Organic and produce verification

- Validate certification body and renewal history.
- Ask for independent lab testing with dates.
- Confirm actual current crops, not only future claims.

5) Maintenance economics

- Understand annual fees and line-item coverage.
- If no fee, verify how operations are funded.
- Check hidden charges for utilities and upkeep.

6) Community and governance

- Evaluate owner cap, governance structure, and dispute process.
- Clarify developer-retained land and operating rights.
- Speak to existing owners where possible.

7) Exit and liquidity

- Review lock-ins, transfer restrictions, and resale support.
- Assess realistic secondary demand in that micro-market.

8) Red flags

- Guaranteed ROI statements or pressure-driven urgency.
- Refusal to share records, testing reports, or legal documents.
- No on-ground operational presence.

If a project passes most checks with evidence, schedule a site visit.

If it fails most checks, pause and reassess.

Dirgha Farms | Designed for longevity and clarity