



ལ་ཚ་མདག་སྲོད་དང་འཛིན་སྲོད་ལམ་ཁུངས། རྫོང་གསེང་ལ་ཚ་དེ་ཚོ།
DEPARTMENT OF LAND ADMINISTRATION & MANAGEMENT
 Rural Land Division

"Spatially Enabled Nation with Par Excellence Land Governance"



NLCS/DoLAM/RLD/2025-2026/ 001343

March 27, 2026

CIRCULAR

Attestation of POA from overseas

In view of increasing concerns regarding fraudulent practices in land transactions, the National Land Commission Secretariat hereby notifies the general public and all relevant agencies that any party involved in a land transaction who is residing overseas must have all relevant documents duly authenticated.

Documents such as Power of Attorney, No Objection Certificates, or any other supporting documents issued abroad shall be formally attested or certified by any of the following authorities:

- The nearest Bhutanese Embassy or Consulate;
- A recognised Bhutanese Student Body or Bhutanese Association abroad; or
- A competent Notary Public, including authorities such as the Justice of the Peace or equivalent notarial office in the respective country.

Any documents submitted without proper authentication shall not be accepted or processed for land transactions.

This notification is issued with immediate effect and shall apply to all land transactions under both Rural and Urban categories. The general public and all concerned agencies are advised to comply strictly with this requirement until further notice.

Sincerely,

Secretary

National Land Commission

Copy To:

1. Dasho Gyalzim, Office of The Gyalpoi Zimpon
2. Registrar General, Supreme Court
3. Director, Department of Bilateral Affairs, MoFAT, for information
4. Dzongda's, 20 Dzongkhag
5. Executive Secretaries, 4 Thromdes
6. Chief, RLD/ULDLMD//LD/CID
7. LRO's, Land Sectors, Dzongkhag/Thromdes
8. Gup, all Gewogs

"In pursuit of effective and efficient land governance"

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& Transaction Section-II
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Rural Land Administration
Section
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Rural Land Conversion
Section
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