

Property Legal Checklist (Before Booking Amount)

Before paying any booking amount, make sure you verify the following legal documents carefully:

✔1. Sale Deed

Confirms the legal ownership of the property and past ownership history.

✔2. Mother Deed

Tracks ownership transfer from the original owner to the current seller.

✔3. Patta / Khata Certificate

Verifies land ownership and classification approved by the government.

✔4. Encumbrance Certificate (EC)

Ensures the property is free from loans, legal dues, or disputes.

✔5. Approved Building Plan

Confirms approval from local authorities (CMDA / DTCP / Corporation).

✔6. Completion Certificate (CC)

Issued after construction is completed as per approved plan.

✔7. Occupancy Certificate (OC)

Confirms the building is safe and ready for occupation.

✔8. Land Use Certificate

Ensures the land is approved for residential use.

✔9. Property Tax Receipts

Check if all property taxes are paid till date.

✔10. Home Loan Bank Approval

Properties approved by major banks are generally safer.

□ *Tip:* Always consult a legal expert before finalizing the purchase.

