

## Checklist For Buying Any Property

The information to be verified for the construction of the building for purchase of any property.

1. Whether the developer has the title certificate that transfers the ownership right or development rights to developer and that he can transfer the land and building ownership to society.
2. Confirm whether the property is being developed on reserved plot or agriculture land or forest land or are there any disputes pending.
3. Whether the developer has obtained necessary clearances from environment ministry, and other permissions from central state governments and permissions from local authorities.
4. Whether the developer has obtained clearance from water works, power and telecom companies.
5. Whether the developer has obtained a layout and design plan sanctions by the local authorities.
6. Whether the developer has obtained the commencement certificate for the under construction building.
7. Whether the developer has obtained occupation certificate for the ready building.
8. In case of resale purchase verify the previous documents and the stamp duty payment and registration of the chain documents. Also confirm the society records to verify the status of membership in society.
9. One must engage a lawyer conversant with property matter transactions to verify that there are no vague clauses or loopholes.
10. If resale transaction verify leave licensee, lease etc. and the society dues etc.
11. Developer has to inform you about the plinth, carpet and buildup area.