

Batch 3: Property Verification Reports

36. Title Search Report

1. What is this?

A detailed legal search of past ownership records of a property in Delhi NCR.

2. Who Needs It?

Buyers, banks (loan processing), and legal advisors to verify property title chain.

3. Legal Importance

Ensures clear, undisputed title with proper chain of ownership (last 30 years search).

4. How SaleDeed.com Helps

We conduct detailed Title Search through Sub-Registrar records, deliver a certified legal report.

37. Legal Due Diligence Report

1. What is this?

Comprehensive legal audit of property documents, title, encumbrances, and regulatory compliance in Delhi NCR.

2. Who Needs It?

Buyers, investors, companies purchasing high-value assets.

3. Legal Importance

Detects hidden legal issues like disputes, unauthorized constructions, or regulatory violations.

4. How SaleDeed.com Helps

Our legal experts prepare detailed Due Diligence Reports based on Delhi property laws.

38. Encumbrance Report

1. What is this?

Report showing if property has existing loans, mortgages, or legal dues.

2. Who Needs It?

Buyers, banks, or lenders verifying property is debt-free in Delhi NCR.

3. Legal Importance

Mandatory before sale, purchase, or applying for home loans.

4. How SaleDeed.com Helps

We obtain updated Encumbrance Reports from Delhi Sub-Registrar's office.

39. Property Valuation Report

1. What is this?

A certified report assessing market value of property in Delhi NCR.

2. Who Needs It?

Buyers, sellers, banks (for loan processing), and tax authorities.

3. Legal Importance

Required for home loans, capital gains tax, and government affidavits.

4. How SaleDeed.com Helps

We provide certified valuation reports from Delhi-approved valuers and chartered engineers.

40. Chain of Title Report

1. What is this?

A legal document tracing chronological sequence of ownership from the original owner till current.

2. Who Needs It?

Buyers and lenders verifying complete history of ownership.

3. Legal Importance

Confirms no breaks in the chain, critical for property title clarity.

4. How SaleDeed.com Helps

We examine registry records, mutation details, and draft certified Chain of Title Reports.

41. Litigation Report

1. What is this?

Report showing if any legal cases or disputes are pending against the property.

2. Who Needs It?

Buyers, investors, and legal advisors before making high-value transactions.

3. Legal Importance

Protects buyers from purchasing disputed properties.

4. How SaleDeed.com Helps

We conduct court record searches and provide litigation status reports from Delhi NCR jurisdiction.

42. Pending Dues / Tax Certificate

1. What is this?

Certificate confirming there are no pending MCD/NDMC taxes or development charges on the property.

2. Who Needs It?

Buyers before registry, and sellers during transfer.

3. Legal Importance

Mandatory clearance document to avoid post-sale tax liabilities.

4. How SaleDeed.com Helps

We liaise with Delhi municipal bodies and obtain up-to-date dues clearance certificates.

43. Building Completion Certificate (BCC)

1. What is this?

Certificate issued by MCD/NDMC/DDA confirming that construction is completed as per sanctioned plan.

2. Who Needs It?

Builders and property owners applying for OC or sale.

3. Legal Importance

Without BCC, OC cannot be granted; it's proof of lawful construction.

4. How SaleDeed.com Helps

We assist in document preparation, application submission, and follow-up for BCC issuance in Delhi.

44. Occupancy Certificate (OC)

1. What is this?

Certificate stating that building is fit for

occupancy and complies with safety norms.

2. Who Needs It?

Flat owners, builders, and buyers.

3. Legal Importance

Registry in Delhi is not processed without a valid OC in approved colonies.

4. How SaleDeed.com Helps

We file OC applications, coordinate inspections, and ensure certificate delivery from Delhi authorities.

45. Approved Layout Plans

1. What is this?

Officially sanctioned layout plan of a residential/commercial project.

2. Who Needs It?

Builders, buyers verifying property legality before purchase.

3. Legal Importance

**Protects against buying illegal/
unapproved properties.**

4. How SaleDeed.com Helps

**We collect and provide approved layout
plans from DDA, MCD, or NDMC archives.**