



# Secure Your Investment: Comprehensive Property Due Due Diligence

Your Expert Partners in Confident Property Ownership



# The Hidden Risks of Property Investment

Buying property is a significant investment, but hidden legal and technical issues can transform your dream asset into a costly nightmare. Before committing your capital, critical questions demand answers.



## Complete Ownership History

Can you verify the complete chain of title and confirm every previous transaction is legitimate and properly documented?



## Building Plan Approval

Is the structure fully approved with no illegal floors, unauthorized additions, or unpermitted modifications?



## Zoning Compliance

Does the land use match official zoning designations for residential or commercial purposes?



## Clear Title Status

Are there any outstanding mortgages, liens, pending litigation, or court-ordered restrictions on the property?



## Land Classification

Is the survey number free from prohibition lists including government reserves, forest land, or disputed territory?



## Future Risk Assessment

Could you unknowingly inherit property disputes or face government acquisition proceedings?

Don't risk your life savings on uncertainty and assumptions.

# Our Solution: The 360° Due Diligence Audit

We provide a complete, end-to-end Property Due Diligence Service designed to protect you from legal pitfalls and technical complications that could jeopardize your investment.

Our multi-disciplinary team combines seasoned real estate attorneys, licensed civil engineers, and certified architects who meticulously investigate every aspect of the property transaction.

We uncover the hard facts others miss, identify all potential risks before they become problems, and empower you to invest with total peace of mind and confidence.





# Our Two-Pillar Verification Process

Our comprehensive audit is built on two essential pillars that work together. We don't just examine paperwork or inspect the building in isolation—we connect every detail we connect every detail to ensure complete alignment.

## Forensic Legal Verification

We confirm you receive a clear, marketable, and undisputed title free from legal complications.

We verify all government permissions, No Objection Certificates (NOCs), and (NOCs), and tax payments are 100% in order and current.

## Physical & Technical Verification

We ensure the physical property—both land boundaries and building structure—precisely matches all official documentation.

We assess whether the construction is structurally sound, meets safety standards, and was built according to approved codes.



# Pillar 1: In-Depth Legal Verification

Our legal team conducts a forensic examination of all documentation to ensure your ownership rights are iron-clad and legally defensible.

01

## Title & Link Document Scrutiny

We trace the complete ownership history spanning 30+ years by verifying all Sale Deeds, Gift Deeds, Partition Deeds, and Wills. We procure the Encumbrance Certificate (EC) to audit all registered transactions.

03

## Prohibited Land Assessment

We verify the survey number against comprehensive government prohibition lists, lists, checking for assigned lands, forest reserves, waqf board properties, GO 111 lands, 111 lands, and other legally non-transferable categories.

05

## Encumbrance & Litigation Search

We search Sub-Registrar Office (SRO) records for existing loans, mortgages, or liens. We also examine civil court and high court databases for pending lawsuits or court or court stays that could prevent the sale.

02

## Revenue Record Verification

We cross-verify ownership against government revenue records including Patta, Khata, and official Mutation Certificates to confirm legal recognition.

04

## Permissions & Approvals Audit

We verify Layout Approvals, Building Permits, Commencement Certificates (CC), and (CC), and Occupancy Certificates (OC) from municipal bodies like GHMC and BDA, plus BDA, plus planning authorities including HMDA and DTCP.

06

## Government Acquisition Check

We verify the property is not designated for current or future government acquisition, acquisition, road-widening schemes, or public infrastructure projects that could affect affect ownership.

# Pillar 2: On-Site Technical Verification

Our technical experts conduct thorough site visits to ensure the physical asset matches your expectations and investment value.



## Dimension & Area Audit

We physically measure the plot and building, comparing on-ground measurements against the Title the Title Deed and official FMB/Survey Sketch to to identify any discrepancies.



## Zoning Confirmation

We verify land use classification (Residential, Commercial) per the Master Plan, check for regulated regulated zones (FTL, buffer, conservation), and confirm alignment with proposed road widening widening plans.



## Construction Quality Assessment

For buildings, we evaluate structural integrity (foundation, columns, beams), inspect for dampness, cracks, and seepage, and assess material quality. Advanced rebar scanning available when needed.



## Systems & Infrastructure Review

We evaluate electrical wiring (load capacity), plumbing systems, water sources (municipal connection, borewell), and sewage systems (STP, septic tank) for condition, age, and functionality.



## Road Access Verification

We confirm clear, legal, and physical access including measurement of existing road width, and identify any shared right-of-way concerns or easement restrictions.

# What Properties Do We Cover?

Our expert due diligence service is specifically tailored for all types of property investments, whether you're buying your first home or expanding your commercial portfolio.



## Residential Plots & Layouts

Complete verification of plot boundaries, layout approvals, and development permissions for vacant land purchases.



## Independent Houses & Villas

Comprehensive evaluation of standalone properties including bungalows, covering both structure and land title verification.



## Builder Floors & Duplexes

Detailed assessment of multi-level residential units with attention to shared ownership structures and maintenance agreements.



## Apartments & Flats

Thorough inspection of units in new or existing buildings, including common area assessments and builder credential verification.



## Commercial Properties

Specialized due diligence for commercial buildings, office spaces, and retail properties with focus on zoning compliance.



## Agricultural Land

Expert verification of agricultural properties including conversion feasibility studies and regulatory compliance checks.

# The Final Report: Your Shield Against Risk



After our comprehensive audit, you receive a detailed Due Diligence Report—not just a summary, but an actionable investment guide that protects your interests.

## → **Executive Summary**

Clear "Go / No-Go" recommendation with supporting rationale

## → **Risk Scorecard**

All issues categorized as Critical, Major, or Minor with priority rankings

## → **Certified Documentation**

Copies of all key documents retrieved including EC and certified deeds

## → **Photographic Evidence**

Visual documentation and precise measurements from our site inspection

## → **Remedial Actions**

Step-by-step guidance for addressing any identified concerns

## → **Expert Opinion**

Final professional assessment on investment safety and viability

This report becomes your most powerful tool for price negotiation and your ultimate shield against costly mistakes.



# Our Simple & Transparent Process

We've streamlined property due diligence into three straightforward phases, ensuring you stay informed every step of the way.



## Consultation & Document Kick-off

You share initial property details and any and any available documents from the seller. We provide a transparent quote with clear timeline expectations and explain our methodology.



## Investigation & Analysis

Our legal and technical teams begin comprehensive work—visiting government offices, searching official registries, and conducting detailed on-site physical inspections. Typical turnaround: 7-10 working days, subject to document availability.



## Report Delivery & Consultation

We deliver your detailed final report and schedule a comprehensive consultation call. We walk through our findings, explain complex legal or technical points, and answer all your questions.



# Invest with Confidence. Not Hope.

Don't let your dream investment become a gamble based on assumptions and seller promises.  
Know the complete facts before you commit your capital.

Contact us today for a free, no-obligation consultation and discover how our comprehensive due  
comprehensive due diligence service protects your investment.

For Consultation 9390885007

