

## **Legal Checklist for Buying Property in India - 2025**

- [ ] Verify Title Deed of the Property
- [ ] Check Sale Deed and Mother Deed (property history)
- [ ] Ensure Encumbrance Certificate (EC) is clear
- [ ] Ask for Khata/Patta Certificate (ownership registration)
- [ ] Check Latest Tax Paid Receipts (property tax)
- [ ] Review Approved Building Plan / Layout Plan
- [ ] Confirm RERA Registration (for under-construction projects)
- [ ] Ask for Completion Certificate & Occupancy Certificate (for ready flats)
- [ ] Review Sale Agreement carefully before signing
- [ ] Ensure No Legal Disputes or Litigations on the land
- [ ] Verify Property Measurement with Surveyor if needed
- [ ] Get Loan Sanction Letter & Sanctioned Plan from Bank (if applicable)
- [ ] Confirm Government ID Proofs of Seller
- [ ] Ensure Power of Attorney (POA) is legally valid if used
- [ ] Do a final verification with local land records office (Tahsil/Registrar)