



1. DOSSIER & CLIENT IDENTIFICATION

| | |
|------------------------|------------------------------------|
| Property Identity Code | PC/JBP/2026/0891 (Unique Audit ID) |
| Order Ref. Date | [Date] |
| Client Name | [Customer Name] |
| Project / Colony Name | [Site Name / Apartment Name] |
| Asset Designation | [Plot No. / Flat No.] |

2. AUDIT METHODOLOGY

At PropertyCheko, we simplify complex real estate due diligence into our proprietary 4 Pillars and 25-Point Verification framework. Below is a point-to-point breakdown of our findings.

3. THE 4-PILLAR AUDIT FINDINGS

PILLAR 1: TITLE CHAIN & LEGAL PEDIGREE (8 POINTS)

Focus: 20-Year ownership history and revenue record consistency.

| # | Audit Parameter | Document Reference / Instrument No. | Detailed Findings | Final Remark |
|-----|-------------------------------|-------------------------------------|--|--------------|
| 1.1 | 20-Year Title Traceability | Registry/Granth No: [No.] | Ownership chain is continuous and verified. | ✓ Verified |
| 1.2 | Revenue Mutation (Namantaran) | Misal/Khasra/Khatoni No: [No.] | Property is duly recorded in the Seller's name. | ✓ Verified |
| 1.3 | Land Use / Diversion Status | Order No: [No.] | Land is diverted for Residential/Commercial use. | ✓ Verified |
| 1.4 | T&CP / Layout Approval | Approval Ref: [No.] | Layout is approved by Town & Country Planning. | ✓ Verified |



PILLAR 2: FINANCIAL & JUDICIAL CLEARANCE (6 POINTS)

Focus: Ensuring the property is free from debts, liens, and court disputes

| # | Audit Parameter | Reference ID / Source | Detailed Findings | Final Remark |
|-----|----------------------------|-----------------------------|---|--------------|
| 2.1 | Bank Mortgage Search | Central Registry Ref: [No.] | No active mortgage or bank lien detected. | ✓ Safe |
| 2.2 | Civil & Revenue Litigation | District/High Court Search | No pending lawsuits found against this asset. | ✓ Clear |
| 2.3 | Municipal/Statutory Dues | Tax Receipt No: [No.] | All property taxes and dues are paid up to | ✓ Settled |

PILLAR 3: GEO-SPATIAL & PHYSICAL SITE AUDIT (6 POINTS)

Focus: Matching government maps with on-ground reality.

| # | Audit Parameter | Source / Measurement | Detailed Findings | Final Remark |
|-----|--------------------------|-------------------------|--|--------------|
| 3.1 | Map Superimposition | Khasra Map vs Satellite | No encroachments found on government land. | ✓ Matches |
| 3.2 | Boundary Demarcation | Physical Site Audit | On-site dimensions match the Sale Deed. | ✓ Accurate |
| 3.3 | Access Road Verification | On-site Measurement | Actual road width matches the approved layout. | ✓ Verified |

PILLAR 4: REVENUE EXPERT ADVISORY (5 POINTS)

Focus: Strategic risk assessment by retired revenue officers.

| # | Audit Parameter | Advisory Code | Detailed Findings | Final Remark |
|-----|---------------------------|-------------------------|--|--------------|
| 4.1 | Government Interest Audit | Expert Panel Ref: [No.] | No overlap with forest, tribal, or defense land. | ✓ Verified |
| 4.2 | Resale Market Assessment | Local Market Index | Valuation is consistent with current circle rates. | ✓ Informed |



4. FINAL RISK ASSESSMENT & EXPERT ADVISORY

| | |
|-----------------------------|----------------------------------|
| PropertyCheko™ Safety Score | 8.5 / 10 |
| Risk Category | ● LOW RISK (Safe for Investment) |

Specialized Expert Advice:

"Based on our comprehensive **25-point audit**, the property exhibits a strong legal pedigree. **The 20-year title chain is unbroken**, and no active bank liens or judicial litigations were detected.

Key Recommendation: While the asset is safe for acquisition, we advise the buyer to verify the original '**Mool Registry**' (**Original Sale Deed**) at the time of final execution. The physical boundaries perfectly align with the government revenue maps."



"Ghar lijiea ,tension nahi"

5. TERMS & CONDITIONS (LIMITATIONS)

- 1.This report is purely advisory and based on information retrieved on the 'Report Date'.
- 2.PropertyCheko (SS Creation) is not responsible for any subsequent legal amendments or suppressed information.
- 3.This audit does not constitute a legal guarantee but serves as a due diligence tool.

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