



LAND PURCHASE DUE DILIGENCE CHECKLIST

Editable Form • Complete all applicable checks before purchase

Property Location

Kitta / Parcel No.

Land Area

Landowner / Seller Name

Jagga Provider / Agent

Giri Suvam Housing and Developers Pvt. Ltd.

Contact Number

Inspection Date

Instruction: Tick each box after verifying the item. Record important findings in the notes fields.

1. TITLE DEED & OWNERSHIP

- ☐ Original land ownership certificate / Lalpurja has been verified.
- ☐ Owner's name matches the ownership records and identification documents.
- ☐ Parcel / Kitta number and registered land area have been verified.
- ☐ Seller is the registered owner, or valid authorization has been verified.
- ☐ Joint ownership, inheritance, partition, or other ownership claims have been checked.

2. LAND REVENUE & LEGAL STATUS

- ☐ Land Revenue Office records have been checked.
- ☐ Land is not under a restriction / □□□□□□.
- ☐ No mortgage, bank charge, or other registered liability remains unresolved.
- ☐ Potential court case, claim, dispute, or ownership challenge has been checked.
- ☐ Land can legally be transferred to the buyer.
- ☐ Applicable taxes, fees, dues, and outstanding liabilities have been checked.

3. SURVEY, MAP & BOUNDARIES

- ☐ Survey Office map has been checked against the Kitta number.
- ☐ Map shape and actual field condition have been compared.
- ☐ North, South, East, and West boundaries have been identified.
- ☐ Boundaries have been confirmed with adjoining landowners where necessary.
- ☐ Required field measurement has been carried out by an authorized surveyor / technician.
- ☐ Registered area and measured field area match.

4. ROAD ACCESS & RIGHT OF WAY

- ☐ Actual width of the access road has been measured.
- ☐ Road/access is shown in the relevant map or official record where applicable.
- ☐ Public or private road status has been confirmed.
- ☐ Vehicle access and practical accessibility have been verified.
- ☐ Potential road-access dispute or obstruction has been checked.
- ☐ Possible road expansion / Right of Way impact has been checked.

5. LOCAL AUTHORITY & LAND USE

- ☐ Required information has been obtained from the relevant Ward Office / local authority.
- ☐ Land-use classification has been verified.
- ☐ Proposed use of the land is permitted under applicable rules.
- ☐ Applicable building and construction standards have been checked.
- ☐ Setback, road-width, building, and other local requirements have been checked.
- ☐ Future subdivision / Kittakat possibility has been checked if relevant.

6. NATURAL & PUBLIC RISKS

- ☐ Distance / boundary from river, stream, canal, or public land has been checked.
- ☐ Flooding or waterlogging risk has been investigated.
- ☐ Landslide, drainage, soil, or other local natural risks have been investigated.
- ☐ Possible impact from public projects, roads, utilities, or other structures has been checked.

7. PRICE, ADVANCE & TRANSACTION

- ☐ Price has been compared considering area, frontage, road access, and location.
- ☐ All key documents have been checked before paying an advance / earnest money.
- ☐ Advance agreement clearly states amount, deadline, and refund conditions.
- ☐ Registration fees, taxes, and other transaction costs are clearly allocated.
- ☐ Bank financing / mortgage requirements have been checked where applicable.

8. FINAL CHECK BEFORE PURCHASE

- ☐ Copies / scans of all important documents have been safely retained.
- ☐ Lalpurja, survey map, records, boundaries, and field condition are consistent.
- ☐ Seller / landowner and agent details have been independently confirmed.
- ☐ No unresolved boundary or road-access issue remains.
- ☐ Legal review has been obtained where necessary.

☐ Final purchase decision is made only after completing the required checks.

FINAL NOTES & SIGN-OFF

- ☐ Documents and actual field conditions should match before proceeding.
- ☐ Confirm ownership, restrictions, map, boundaries, road access, and applicable taxes before paying a substantial amount.
- ☐ For complex legal matters, obtain advice from the relevant government office or a qualified legal professional.

Checked By

Signature

Landowner / Seller

Signature

Agent / Provider

Signature