

Plot-Buying Due Diligence Checklist

Statutory Verification & Revenue Audit Framework v2.4

Ratiwal Dream Estates - Property Intelligence & Due Diligence Library

1. Title & Revenue Records Verification

- ☐ 30-Year Search Report from Sub-Registrar
- ☐ Jamabandi / Parcha Khatauni Extract
- ☐ Khasra Milan Map with approved boundaries
- ☐ Non-Encumbrance Certificate NEC

2. Statutory Sanction & Layout Approvals

- ☐ Section 90A Conversion Sanction JDA / ADA / CIDCO
- ☐ Approved Sectoral Township Scheme Map
- ☐ MahaRERA / RajRERA Project Registration Certificate
- ☐ Demarcated Sectoral Road Access 60ft / 40ft

3. Infrastructure & Demarcation Audit

- ☐ Total Station on-ground boundary markers
- ☐ Underground utility cabling & water lines
- ☐ Drainage and natural slope audit
- ☐ High-Tension power wire buffer verification

Disclaimer: Educational guide. Does not constitute independent legal or financial advice.