

ESSENTIAL PLOT/SITE BUYING CHECKLIST

Preview from [RealEstateSmartly.com](https://www.realestatesmartly.com) Courses

3 MUST-HAVE DOCUMENTS

- ☐ **Sale Deed:** Original, recent (within 4 months)
- ☐ **EC Certificate:** Latest, shows no loans/pending cases
- ☐ **Khata/Patta:** In seller's name, verified at office

4 APPROVALS TO CHECK

- ☐ **Layout Approval:** Government-approved layout
- ☐ **Conversion Certificate:** If agricultural land
- ☐ **BDA/DTCP/HMDA Approval:** As per your state
- ☐ **Tax Receipts:** Latest property tax paid

5 SITE VISIT CHECKS

- ☐ **Boundaries Match:** Actual site = document size
- ☐ **No Encroachments:** Neighbors not crossing boundaries
- ☐ **Road Access:** Proper road reaching the plot
- ☐ **Location Safety:** Not in flood/low-lying area
- ☐ **Utilities Possible:** Water/electricity available nearby

3 BIG RED FLAGS

⚠ STOP IF YOU SEE THESE:

- ☐ Only photocopies, no originals
- ☐ Price too good to be true
- ☐ Seller demands cash payment

BEFORE PAYING ANY MONEY

- Seen all original documents? ✓
- Visited the actual site? ✓
- Checked at local revenue office? ✓
- Lawyer verified everything? ✓

PAYMENT SAFETY RULES

1. **Never pay cash** - only bank transfer/cheque
2. **Get proper receipt** - on letterhead with stamp
3. **Final payment** only after registration
4. **Keep all proofs** - for lifetime

NEXT STEPS AFTER THIS CHECKLIST

IN OUR COURSE YOU'LL LEARN:

- **Step-by-step** how to verify each document
- **Where to check** (which office, which website)
- **What questions to ask** officials
- **How to spot forged** documents
- **Negotiation tactics** that save you lakhs
- **Registration process** simplified
- **Post-purchase formalities**

BONUS IN COURSE:

- Downloadable verification templates
 - State-specific document lists
 - Expert Q&A support
 - Real case studies
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GET FULL EXPERT GUIDANCE:

 Enroll in our "Statewise Plot Buying Mastery Course"

- Karnataka Edition
- Tamil Nadu Edition
- Telangana Edition
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NEED HELP NOW?

Contact: contact@realestatesmartly.com

Website: realestatesmartly.com/courses

This is a simplified preview. For complete protection against fraud and legal issues, enroll in our expert-led courses where we teach you everything step-by-step.