



What you see before you pay a single rupee

A Property CIBIL report turns scattered land records, court data and maps into one clear score, the risks behind it and what to do next.

REPORT ID
PC-DEMO-2026-00147

DATE ISSUED
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PROPERTY
Residential plot, Sample
Enclave, Jaipur

REPORT TYPE
Resale - Plot with boundary
wall

1 Your PropilScore

One number, 0 to 100. Higher means safer to buy.



LOW-MODERATE RISK

0 - Very high risk 40 - High 60 - Moderate 75 - Low-moderate 90+ - Low

A. Legal & Regulatory 76

B. Physical, Safety & Environmental 75

C. Location, Infrastructure & Growth 78

In plain words: The title is clean and the plot sits inside an approved layout. Two things need fixing before you sign: a closed boundary dispute needs paperwork, and a building approval is still pending. Neither stops the deal. Both should be settled first.

2 At a glance

What was checked and what we found.

16

Parameters checked

10

Clear

5

Need attention

1

Serious concern

3 Risk flags found

Ranked by how much they can hurt you, with the fix for each.

HIGH Closed boundary dispute (2019)

A civil suit on the plot's eastern boundary was settled by consent decree. The decree is not yet in the seller's papers, and the neighbour's boundary wall still sits about 0.6 m inside the plot line in the ground survey.

Fix: get a certified copy of the decree and have the wall line re-marked before registration.

MEDIUM Building plan approval pending

The sanctioned map on file is for the plot only. The boundary wall and gate shown on site are not on it.

Fix: seller to regularise with the development authority or take a written undertaking.

MEDIUM Property tax unpaid for two quarters

About ₹8,400 outstanding with the municipal body. Dues stay with the property, not the seller.

Fix: clear dues and collect a No Dues Certificate before registration.

MEDIUM Low groundwater level in the area

Borewell depth in this sector has fallen over the last 5 years. Plan for a deeper bore or a municipal connection.

4 The 16-parameter check

Every property is scored on the same 16 parameters, so two properties can be compared fairly.

A. LEGAL & REGULATORY VERIFICATION

01	Land use classification Residential, matches seller's claim	88	02	Master plan conformity Inside developable zone	82
03	Sector / layout plan Boundaries match approved layout	80	04	Approval & sanction status Wall and gate not on sanctioned map	64
05	Title & ownership Unbroken chain, 3 registered deeds	84	06	Litigation & encumbrance Closed dispute, no loan or lien	52
07	RERA registration Layout promoter registered	90	08	Developer profile Delivered 3 of 4 earlier layouts on time	70

B. PHYSICAL, SAFETY & ENVIRONMENTAL RISK

09	Structural & construction Boundary wall sound, no structure on plot	80	10	Water table Falling over 5 years	58
11	Flood & disaster zoning Outside flood plain, seismic zone II	78	12	Environmental clearances No eco-sensitive overlap	86
13	Area safety & crime index Below city average incidents	74			

C. LOCATION, INFRASTRUCTURE & GROWTH

14	Connectivity & infrastructure 18-m road, 2.4 km to arterial road	84	15	Social infrastructure Schools, hospital, market within 3 km	78
16	Growth & appreciation	72			

5 Document verification

Each document is checked against the original government record, not just the copy the seller gave you.

DOCUMENT	STATUS	NOTE
Registered sale deeds (current + previous 2)	Verified	Match sub-registrar record
Encumbrance certificate (13 years)	Verified	No mortgage, charge or lien
Mutation entry / Jamabandi	Verified	Seller's name matches revenue record
Property tax receipts (3 years)	Partial	Last 2 quarters unpaid
Layout / sanctioned plan	Partial	Plot approved: wall and gate not shown
Court records search	Closed case	2019 suit, consent decree copy missing
RERA certificate	Verified	Active, no penalties
Seller ID & authority to sell	Verified	Sole owner, no co-owner claim found

6 Ownership chain

Who owned it before, and how it reached the seller.

- Original allotment - 1994**
Layout promoter to first owner, registered deed
- First resale - 2003**
First owner to second owner, mutation recorded
- Boundary dispute - 2019**
Civil suit with adjoining owner, closed by consent decree
- Second resale - 2021**
Second owner to current seller, mutation recorded
- Today**
Seller holds clear, marketable title, subject to the items above

7 Map & boundary check (PropMap)

The plot is overlaid on the approved layout and satellite imagery to catch encroachment and wrong area claims.

Area on papers	200 sq yd
Area on ground survey	198.4 sq yd
Road width	18 m (matches layout)
Encroachment	0.6 m on east side
Government / reserved land	No overlap
Master plan zone	Residential

8 Price & growth outlook

So you know if the asking price is reasonable. Figures here are illustrative.

Asking price vs area average
+3% Fair

Area price trend (3 years)
+14% Steady

Planned infrastructure nearby
1 road Positive

VERDICT: PROCEED WITH CAUTION**✓ Property Doctor recommendation**

This is a sound plot with a clean ownership chain. The risks are fixable, and fixing them first protects you and gives you room to negotiate the price.

1. Get the certified copy of the 2019 consent decree from the seller.
2. Re-mark the east boundary with a licensed surveyor before registration.
3. Seller clears property tax and hands over a No Dues Certificate.
4. Regularise the wall and gate, or take a written indemnity.
5. Register only after 1 to 4 are done. Ask for a price adjustment for the lost 1.6 sq yd.

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