PROPIL
Verify Before You Buy



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PROPERTY CIBIL SNAPSHOT

Confidential · PC-DEMO-2026-00147

SAMPLE REPORT — ILLUSTRATIVE ONLY · NOT A REAL PROPERTY, BUYER OR SELLER · DO NOT RELY ON FOR ANY TRANSACTION

REPORT ID	DATE ISSUED	PROPERTY	TYPE
PC-DEMO-2026-00147	05 Nov 2026	Flat 704, Tower B, Sample Heights, Jaipur	Residential resale flat



LOW–MODERATE RISK

PropilScore 79/100. Papers are mostly in order: land use, master plan, RERA and approvals are clear, with no loan or lien. Fix **one ownership-chain gap** and a **closed 2019 court dispute** before signing.

LEGAL & REGULATORY VERIFICATION	PHYSICAL, SAFETY & ENVIRONMENTAL RISK	LOCATION, INFRASTRUCTURE & GROWTH POTENTIAL
79	77	78

1 Top risk flags

Ownership gap (2012) — MEDIUM
Link rests on an agreement and power of attorney. Registered deed not found. Get it, or a confirmation deed.

Closed civil dispute (2019) — MEDIUM
Closed by consent decree, no pending appeal. Collect a certified copy of the decree.

Tax dues about ₹8,400 — LOW
Two quarters unpaid. Seller to clear and give a No Dues Certificate.

2 16-parameter check

9 clear · 7 need attention · 0 serious · weighted score 78.6

01 Land use 92	02 Master plan 88	03 Layout plan 85	04 Approvals 80
05 Title & ownership 70	06 Litigation & liens 68	07 RERA status 90	08 Developer profile 78
09 Construction quality 76	10 Water table 70	11 Flood & disaster 85	12 Environmental 80
13 Area safety 74	14 Connectivity 82	15 Social infra 80	16 Growth potential 72

3 Documents checked

✔ Sale deed · ✔ Encumbrance (13 yrs) · ✔ Mutation record · ✔ RERA certificate · ✔ Sanctioned plan · ✔ Completion certificate · ✔ Seller ID match · ◐ Tax receipts · ◐ Fire NOC copy · ◐ 2019 decree copy · ✘ 2012 registered deed

4 Property Doctor recommendation

OUR VERDICT

Proceed with caution

A reasonable purchase on the records checked. Do not sign the agreement to sell until steps 1 and 2 are done.

1. **Get the 2012 registered deed** or a registered confirmation deed.
2. **Certified copy of the 2019 decree.**
3. **Clear property tax** and collect a No Dues Certificate.
4. **Pay in stages.** Re-check encumbrance on registration day.

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