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# Property Title Search & Due-Diligence Report

Document type: Financial model / analysis · Generated 27 Aug 2026

This guide explains what the tool produces, how to use the output, and what to watch for. The actual output (draft/report) is generated on the tool page.

## Background

Produces a property title-search and due-diligence report from the documents and records you provide — tracing the title chain, reading the encumbrance position, and flagging the risks (gaps in the chain, missing links, litigation, charges, conversion or approval issues) — so a buyer, lender or investor knows what they are getting into before paying. Also serves the Revenue and Land encumbrance-and-title need.

## Purpose of this tool & output

Produce a property title-search and due-diligence report from the records — title chain, encumbrances and the risk flags before you buy

## How the output is used

Use the title-chain, the encumbrance position and the risk flags to decide whether to buy/lend/invest, to negotiate the price or an indemnity, and to brief your property lawyer before the sale deed or the loan.

## Who should vet it

A property lawyer — to verify the title chain against the original records, confirm the encumbrance and litigation position, and give the final title opinion the report is based on.

## Important cautions

A due-diligence report from the documents provided is only as good as those documents; a certified search at the sub-registrar and revenue office is still needed, and a title opinion must come from a lawyer. Do not pay without the lawyer-verified title.

## Companion documents

No related documents are listed on the portal for this tool.

This is AI-assisted guidance. Verify with a qualified professional before any binding decision. Fees, authorities and processes vary by state and change over time — confirm with your state authority.