

Encumbrance / Due-Diligence Guide

Real Estate

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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

Get a step-by-step pre-purchase due-diligence guide — how to check the encumbrance certificate, litigation, tax and society dues, approvals, physical possession and seller identity — with the red flags to watch for. Enter the property and your concerns below.

Purpose of this tool & output

Do pre-purchase due diligence the right way

How the output is used

Use the guide to do pre-purchase due diligence — encumbrance, litigation and approvals — the right way.

Important cautions

AI-generated guide; engage a property lawyer for title due diligence.

Companion documents

- Sale Agreement / ATS Review
- Sale Deed Reviewer
- Builder-Buyer Agreement Reviewer
- Title Document Checklist
- Token / Advance Receipt Generator

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.