

Kanyakumari property buyer checklist

Use this before paying a token or advance. Record what was checked, what did not match, and what still needs independent review. A completed checklist is not a title certificate or a safety score.

STOP	Do not pay because a seller says records can be checked later.
MATCH	Compare the same village, survey, subdivision, extent, boundaries and access across records and the site.
VERIFY	Use current official records and property-specific advice from independent professionals.

Property being checked

Property or listing reference	
Locality and revenue village	
Survey and subdivision number	
Property type and extent	
Seller or authorised person	
Review date	

How to mark this checklist

Tick a box only after reviewing evidence. Write mismatches and missing items in the notes. Keep copies or reference numbers with the review date.

Identity, authority and title

01

Match the exact property

Start with identifiers. A postal address alone is not enough.

- ☐ Village or town, taluk, district and applicable local body are identified.
- ☐ Survey number and subdivision match the title document, revenue record and site.
- ☐ Extent, unit, boundaries and schedule description agree across the available records.
- ☐ A licensed survey has been considered where identity, boundary or extent is uncertain.
- ☐ The physical property offered is the same parcel described by the documents.

02

Confirm the seller's authority

Identify every owner, co-owner, heir or authorised person who must participate.

- ☐ Seller name and identity match the latest title document.
- ☐ Co-owner, spouse, legal-heir or company authority questions are resolved where relevant.
- ☐ A power of attorney is checked for registration, scope, current validity and the exact property.
- ☐ Original documents are inspected and unexplained custody gaps are recorded.
- ☐ An independent property advocate has reviewed seller authority before commitment.

03

Trace title and registered records

No single record proves a complete title. Reconcile the chain and the current claim.

- ☐ Parent documents and the sequence of transfers are collected for an appropriate period.
- ☐ The Encumbrance Certificate search uses the correct identifiers and a suitable search period.
- ☐ EC entries are matched to the actual deeds, not treated as a title certificate.
- ☐ Mortgages, releases, court issues, attachments or unexplained transactions are resolved.
- ☐ A written title opinion identifies the documents reviewed, assumptions and unresolved risks.

Notes and unresolved questions

Land records, access and approvals

04

Reconcile revenue and survey records

Revenue records support identity and classification checks but do not replace title review.

- ☐ Current Patta, Chitta, A-register, TSLR or other applicable record is obtained from the official route.
- ☐ Owner name, survey, subdivision, extent and classification are compared with title papers.
- ☐ FMB or applicable survey sketch is compared with the schedule and physical boundaries.
- ☐ Mutation or record differences are explained with supporting documents.
- ☐ Government land, poramboke, waterbody, pathway or prohibited-interest risk is checked.

05

Establish lawful and usable access

Visible road use does not by itself prove a legal right of access.

- ☐ The title schedule or registered document establishes the access right relied upon.
- ☐ Access width, route, start and end points match the document and site.
- ☐ Shared pathway rights, conditions and maintenance responsibilities are understood.
- ☐ Road or pathway encroachment and boundary-marker issues are checked on the ground.
- ☐ Emergency, construction and regular vehicle access are practical for the intended use.

06

Verify approvals and intended use

Match every approval to the exact land, phase, plot or building offered.

- ☐ The responsible planning authority and local body are identified.
- ☐ Layout or planning approval number, date, survey numbers and sanctioned drawing match.
- ☐ Building approval, completion or occupancy records are checked where applicable.
- ☐ TNRERA applicability and project registration are checked where relevant.
- ☐ The intended use is tested against current classification, planning rules and approval conditions.

Notes and unresolved questions

Site, money and the advance

07

Inspect the site and current occupation

Records may not reveal every physical, environmental or possession issue.

- ☐ Boundaries, structures, access, occupation and encroachments are inspected in person.
- ☐ Drainage, low-lying condition, flood history, waterbody proximity and coastal constraints are researched.
- ☐ Water source, utilities, septic or sewer arrangements and service access are checked.
- ☐ Building condition is independently inspected where a structure is included.
- ☐ Neighbour, tenant, cultivator or other possession claims are investigated.

08

Separate each price and cost

Do not treat one number as a complete measure of value or total purchase cost.

- ☐ The asking price and its unit basis are written down and checked against the verified area.
- ☐ Guideline value is checked for the exact current street or survey record on TNREGINET.
- ☐ Asking price, guideline value and registered consideration are kept as different evidence types.
- ☐ Stamp duty, registration fee, loan costs, taxes, dues and professional fees are budgeted separately.
- ☐ Property tax, utility, association and other current dues are supported by records and receipts.

Control the token or advance

A payment should not remove the buyer's ability to stop when a material check fails.

- ☐ A written agreement identifies the exact property, parties, price and payment trail.
- ☐ Document-delivery obligations, review period and clear deadlines are written.
- ☐ Refund consequences are stated if title, access, approval, survey or finance conditions fail.
- ☐ Every payment uses a traceable route and receives a signed receipt.
- ☐ An independent advocate reviews the draft before any token, advance or signature.

Advance decision record

☐ Stop. A material identity, title, access, approval, survey, finance or agreement issue remains unresolved.

☐ Pause. Proceed only after the conditions written below are completed and rechecked.

☐ Ready for independent final review. This mark is not legal clearance or a safety score.

Conditions and unresolved questions

Final review and official routes

10

Complete the independent review

Use the right professional for each unresolved question.

☐	Property advocate: title chain, authority, registered rights, agreement and transaction documents.
☐	Licensed surveyor: parcel identity, measurement, boundaries, subdivision and physical match.
☐	Engineer or architect: building condition, plan match, approvals and intended alteration questions.
☐	Bank or tax professional: finance, tax and payment implications where relevant.
☐	All material mismatches are resolved in writing before proceeding.

Official verification starting points

Official source	Use
TNREGINET	Registration services, EC routes and exact current guideline-value records.
Tamil Nadu land-record e-Services	Available revenue and survey record services. Match the correct rural or urban route.
Tamil Nadu DTCP	Planning authority information and applicable public services.
Tamil Nadu RERA	Project and promoter information when the property falls within RERA scope.
Kanniyakumari district administration	District, revenue, local-body and public-office context.

Important limit

This checklist is an educational work record, not legal advice, a government record, a valuation, an approval or a guarantee. Official portals and records can change. Recheck the exact property and current record, and obtain property-specific professional advice before relying on any result.

Final decision notes
