INDIALAW

Title Due Diligence & Verification

Title Due Diligence and Verification Law Firm in India for Real Estate

PRACTICE PROFILE • OCTOBER 2026

Overview

We offer comprehensive title due diligence and verification services to real estate developers, commercial acquirers, institutional lenders, and investors. Our advice lets clients make well-informed, risk-mitigated decisions on real estate acquisitions and developments. We provide clear, actionable legal opinions supported by strong due diligence. Whether acquiring land, entering a joint venture, or financing a project, our clients proceed with full legal confidence.

Our Services

Scope of Our Title Services

Title Devolution & Ownership Verification

We trace the chain of title from inception to current ownership, examining all relevant sale deeds, gift deeds, partition documents, wills, and revenue records to establish a clear and marketable title.

30-Year SRO Title Search

Our team conducts detailed title searches at the Sub-Registrar Office (SRO) for up to 30 years, as per jurisdictional requirements, to detect encumbrances, liens, or third-party claims.

Occupancy & Possession Verification

We assess the physical and legal possession of land or property to ensure alignment with recorded title ownership and intended use.

Approval & Compliance Documentation Review

We verify all statutory approvals, including sanctioned building plans, commencement and completion certificates, environmental clearances, and zoning confirmations.

Litigation & Encumbrance Checks

- **Litigation Search**: We conduct searches through judicial and legal databases to identify ongoing or past disputes concerning the property.
- **ROC Search**: For corporate-owned assets, we check for charges or encumbrances registered with the Registrar of Companies.
- **CERSAI Search**: To verify whether the property is already mortgaged or has any existing charge registered in favor of a financial institution, bank, or lender, thereby preventing fraudulent transactions or double financing.

Zoning & Land Use Advisory

We evaluate the suitability of land for its intended use under prevailing zoning and development regulations. We also advise on required permits and planning authority approvals.

Key Professionals



Shiju P V
Managing Partner



Vinod P.V.
Senior Partner



Suresh Palav
Partner



Shweta Tiwari
Associate Partner



G.P. Yash Vardhan
Associate Partner



Pranava Charan MG
Associate Partner



Asav Rajan Arora
Associate Partner



Tannya Baranwal
Associate Partner



Nim Dem Dorjee
Associate Partner



Shrishail Kittad
Senior Partner

Frequently Asked Questions

Q1 **What does title due diligence and verification cover in Indian real estate?**

It involves tracing the chain of ownership through sale deeds, gift deeds, wills, and revenue records. It also includes SRO title searches, encumbrance checks, CERSAI searches, litigation reviews, and verification of statutory approvals like RERA registration and zoning compliance.

Q2 **When should a buyer or lender commission a title due diligence exercise?**

Ideally before signing any binding agreement or releasing funds. Early diligence uncovers encumbrances, disputed ownership, or missing approvals while the client still has negotiating use. Post-commitment discoveries are far costlier and harder to resolve.

Q3 **Which Indian laws and registries govern property title verification?**

Key statutes include the Registration Act 1908, Transfer of Property Act 1882, Indian Stamp Act, and state-specific land revenue codes. Searches span Sub-Registrar Offices, revenue departments, CERSAI for mortgage charges, and the Registrar of Companies for corporate assets.

Q4 **How long does a comprehensive title due diligence typically take?**

A standard 30-year SRO search with encumbrance and litigation checks usually takes two to four weeks, depending on the jurisdiction and record availability. Complex chains involving multiple transfers, mutations, or corporate ownership layers can extend timelines further.

Q5 What documents should a client provide to begin the title verification process?

At minimum, the latest sale deed or title document, property tax receipts, mutation entries, survey numbers, and any existing encumbrance certificates. For corporate-owned properties, board resolutions and ROC filings relating to the asset are also required.

Q6 What common title defects does professional due diligence help clients avoid?

Frequent issues include broken chains of title, unregistered oral partitions, forged power-of-attorney transactions, undisclosed CERSAI charges, and properties caught in pending litigation. Identifying these before closing prevents financial loss and protracted legal disputes.

Related Practice Areas

Real Estate | Real Estate Finance | Purchase & Sale Of Commercial And Residential Properties | Development & Construction Projects | Estate Planning & Inheritance | Regulatory & Compliance Advisory | Leasing And Licensing | Land Acquisition