Title & legal summary

Property type: freehold, villa
Mutation / property tax: updated and paid to date
Encumbrance certificate: nil (to be verified on visit)
Electricity and water: individual connections
Completion / occupancy certificate: available on request

Checklist for buyers

1. Verify the original sale deed and previous chain of title
2. Obtain a fresh encumbrance certificate
3. Confirm stamp duty and registration charges locally
4. Execute agreement to sell, then the registered sale deed

Sample document for a demo listing. Not a legal instrument.