

SAFESTAY CHEQ

Choosing a PG? Check it like an investigator.

A practical safety and security checklist for students and parents; before you pay a single rupee or sign anything. Applies to girls' PGs, boys' PGs and co-living spaces.

PG name		Date of visit	
Address		Visit time (day / night)	
Owner / operator		Owner phone	
Warden / manager		Checked by	
Monthly rent + deposit		Distance to college	

How to use this checklist

- Tick **Yes**, **No** or **Not sure** for every item. Treat "Not sure" as "No" until you get proof.
- Items marked ★ are **deal-breakers**. A single "No" on a ★ item means: do not book until it is fixed.
- Visit **at least twice**: once in daylight and once after 9 pm. A PG that feels safe at noon can feel very different at night.
- Take a parent, sibling or friend along. Two pairs of eyes catch more, and it signals you are not alone.
- Photograph everything: rooms, exits, extinguishers, CCTV, agreement pages. Photos are your evidence later.

01 Before You Visit - Desk Checks

Do these from your phone first. They filter out most bad PGs in 20 minutes.

Check	Yes	No	Not sure
★ Owner / operator's full name, phone and address obtained - not just a broker's or app number	☐	☐	☐
Google / social media search of PG name and owner name with words like "complaint", "fraud", "police"	☐	☐	☐
Online reviews read - focus on recent, detailed reviews, not star ratings alone	☐	☐	☐
Rent is in line with nearby PGs (unusually cheap is a warning sign, not a bargain)	☐	☐	☐
★ No demand for "token amount" or advance before you have physically visited	☐	☐	☐
★ PG type confirmed: girls-only / boys-only / co-living - matches what you want	☐	☐	☐
Contact of at least one current or former resident obtained for a reference call	☐	☐	☐

02 Location & Neighbourhood

Walk the route from the nearest bus stop / metro to the PG gate; ideally after dark.

♦ **Linked to BhucheQ pillar: Geo-Risk & Location Safety.**

Check	Yes	No	Not sure
★ Approach road is well-lit at night, with no long dark or isolated stretches	☐	☐	☐
Area has normal footfall after dark (shops, residents) - not deserted	☐	☐	☐
No liquor vend, group loitering spot, vacant plot or under-construction site right next to the PG	☐	☐	☐
Police station / PCR point and a 24x7 hospital within reasonable distance (note names)	☐	☐	☐
Public transport / autos / cabs easily available till late evening	☐	☐	☐
Cab / auto can drop you right at the gate (no dark lane to walk through)	☐	☐	☐
Area not prone to waterlogging or flooding in monsoon (ask neighbours / shopkeepers)	☐	☐	☐
Safe commute time to college - ideally under 30–40 minutes	☐	☐	☐

03 Building & Structural Safety

You don't need to be an engineer - look, touch and ask. These are BhucheQ's core checks, simplified.

♦ **Linked to BhucheQ pillars: Technical/Structural and Material/Construction Quality.**

Check	Yes	No	Not sure
★ No major cracks in walls, beams or ceilings; no exposed / rusted iron bars	☐	☐	☐
No serious seepage, damp patches or fungus on walls and ceilings	☐	☐	☐
★ Balcony and terrace railings are firm and at least waist height	☐	☐	☐
Terrace access is controlled (locked at night or supervised)	☐	☐	☐
Staircases are well-lit, have handrails and are not used for storage	☐	☐	☐
Lift (if any) works properly and has a recent maintenance / inspection tag	☐	☐	☐
Building does not look like it has illegal extra floors stacked on top	☐	☐	☐

04 Fire & Electrical Safety

Fire is the single biggest mass-casualty risk in crowded PGs and coaching hubs.

Check	Yes	No	Not sure
★ At least two ways out of the building; exits and staircases not locked or blocked	☐	☐	☐
★ Fire extinguishers present on each floor, and within their expiry date (check the tag)	☐	☐	☐
Smoke detectors / fire alarm installed and working	☐	☐	☐
Window grills on at least some windows have an openable emergency section	☐	☐	☐
★ No loose, hanging or burnt wiring; switchboards not overloaded with multi-plugs	☐	☐	☐
MCB / circuit-breaker panel in place; geysers and heavy appliances properly earthed	☐	☐	☐

Check	Yes	No	Not sure
Kitchen gas cylinders kept in a ventilated area, away from rooms and exits	☐	☐	☐
Power backup keeps corridors, stairs and exit lights on during outages	☐	☐	☐
Owner can tell you what to do and where to go in a fire - and there is a written evacuation plan	☐	☐	☐

05 Entry, Access Control & Security

Who can walk in, when, and who notices? This section decides your day-to-day safety.

Check	Yes	No	Not sure
★ Single controlled entry point; main gate locked at night	☐	☐	☐
★ CCTV covers gate, reception, corridors and common areas - and is actually recording (ask to see the screen)	☐	☐	☐
CCTV footage stored for at least 15–30 days and access restricted	☐	☐	☐
★ NO cameras inside rooms, bathrooms or changing areas	☐	☐	☐
Security guard present (24x7 preferred), from a known agency, with ID	☐	☐	☐
★ Visitor register maintained; visitors must show ID and are not allowed inside rooms unsupervised	☐	☐	☐
Biometric / access-card / code entry for residents	☐	☐	☐
Clear in-time rules and a defined process for late arrival (whom you call, who opens the door)	☐	☐	☐
★ Room door has a sturdy lock; you can add your own lock; spare keys kept securely and logged	☐	☐	☐

06 Your Room - Privacy & Personal Safety

Spend five quiet minutes in the actual room you'll get - not the 'sample' room.

Check	Yes	No	Not sure
★ Windows lock from inside and can't be easily reached from outside, a parapet or a neighbour's roof	☐	☐	☐
★ Bathroom door locks from inside; ventilator does not open into a corridor or another room	☐	☐	☐
★ Quick hidden-camera sweep done (see tips box below) - nothing suspicious found	☐	☐	☐
Lockable cupboard / locker for valuables, documents and laptop	☐	☐	☐
Number of roommates is as promised; roommates are students or verified working people	☐	☐	☐
Room has adequate light, ventilation and a working fan / cooler / heater	☐	☐	☐

5-minute hidden-camera sweep

- Switch off the room lights and slowly scan with your phone torch - camera lenses reflect a small glint.
- Look closely at smoke detectors, wall clocks, chargers, plug adapters, photo frames, AC vents and bathroom fittings.
- Mirror test: place a fingertip on the mirror. A gap between finger and reflection is normal; touching tip-to-tip may indicate a two-way mirror - check the mounting.
- Use your phone's Wi-Fi list / Bluetooth list to spot unfamiliar devices with camera-like names.
- Found something? Don't touch it - photograph it, leave, and call 112.

07 Staff, Warden & Management

People are the biggest variable. A great building with an unverified cook is still a risk.

Check	Yes	No	Not sure
★ Police verification done for ALL staff - warden, guard, cook, cleaner, driver (ask to see copies)	☐	☐	☐
★ Resident warden / manager stays on-site at night	☐	☐	☐
★ Girls' PG: female warden available 24x7; male staff do not enter residents' floors, especially after hours	☐	☐	☐
Boys' PG: clear rules on alcohol, smoking, substances and fighting - and they are enforced	☐	☐	☐
★ Staff entry into rooms only with notice and in the resident's presence	☐	☐	☐
Emergency numbers (warden, owner, police, ambulance, hospital) displayed in common area	☐	☐	☐
Owner responds to calls / messages promptly (test it before booking)	☐	☐	☐
★ Formal complaint process - and a named person to escalate harassment or safety issues to	☐	☐	☐

08 Health, Food & Hygiene

Food poisoning and water-borne illness are the most common PG health problems.

Check	Yes	No	Not sure
Drinking water is RO / purified, and the filter is serviced regularly	☐	☐	☐
Kitchen is clean; food is cooked fresh; you have seen the kitchen yourself	☐	☐	☐
Bathrooms are clean, have running water and are adequate for the number of residents	☐	☐	☐
Regular pest control (ask when it was last done)	☐	☐	☐
First-aid kit available; tie-up with a nearby doctor / clinic for emergencies	☐	☐	☐
An ambulance can reach the gate (lane wide enough)	☐	☐	☐

09 Agreement, Money & Legal

Most PG disputes are about money and deposits. Paper protects you.

◆ Linked to BhucheQ pillar: Legal & Title.

Check	Yes	No	Not sure
★ Written agreement covering rent, deposit, refund timeline, notice period and what's included	☐	☐	☐
★ Receipt / digital record for every payment - avoid full cash payments	☐	☐	☐
★ Owner's ID and proof that they own or legally lease the property (ask for a copy)	☐	☐	☐
PG is registered / declared to local police or authority as required in your city	☐	☐	☐
Your own tenant / resident police verification is done (mandatory in many cities)	☐	☐	☐
No clause allowing owner / staff to enter your room without notice	☐	☐	☐
You share masked Aadhaar (last 4 digits only) - and know how your ID copies will be stored	☐	☐	☐
Rules on guests, curfew, deductions and penalties are written down, not verbal	☐	☐	☐

10 Digital Safety

Shared Wi-Fi and shared spaces create new risks.

Check	Yes	No	Not sure
PG Wi-Fi is password-protected (not open)	☐	☐	☐
You avoid banking / UPI on shared Wi-Fi without mobile data or a trusted VPN	☐	☐	☐
You don't post your room number, PG name or live location publicly on social media	☐	☐	☐
PG WhatsApp group rules are respectful; personal numbers aren't shared outside without consent	☐	☐	☐

11 Talk to Current Residents - the Gold Mine

Ask privately, away from the owner or warden. Hesitation or nervous glances are answers too.

Check	Yes	No	Not sure
★ "Have you ever felt unsafe here - inside or on the way back at night?"	☐	☐	☐
★ "Has there been any theft, harassment or fight? How did the owner handle it?"	☐	☐	☐
"Does the warden actually stay here at night? Does the guard actually sit at the gate?"	☐	☐	☐
"Do people get their deposit back on time?"	☐	☐	☐
★ "Would you recommend this PG to your younger sister / brother?"	☐	☐	☐

Walk away immediately if you see any of these

- Owner refuses to show ID, ownership papers or a written agreement.
- Pressure tactics: “Only one bed left, pay the token right now.”
- Any camera inside a room, bathroom or changing area.
- Fire exit locked, staircase blocked, or no extinguishers at all.
- No warden at night - or, in a girls’ PG, male staff freely moving on residents’ floors.
- Current residents are not allowed to talk to you, or seem afraid to.
- Owner / staff comments on your appearance, asks overly personal questions, or behaves inappropriately.
- Strong smell of alcohol or drugs in common areas, or visible substance use.

Your SafeStay Score

Any ★ item marked No or Not sure	Do not book - get it fixed in writing first, or move on.
All ★ items Yes + 80% or more of all items Yes	Good to go - proceed, keep receipts, re-check after a month.
All ★ items Yes + 60–80% of all items Yes	Proceed with caution - negotiate fixes before paying.
All ★ items Yes + below 60% of all items Yes	Keep looking - better options likely exist nearby.

After you move in - the first 30 days

- Save warden, owner, a trusted roommate and a local friend on speed-dial; share them with family.
- Share live location with a parent or friend when returning late; agree on a “reached safely” message.
- Learn both exit routes from your room - walk them once, in the dark.
- Keep originals of documents at home; carry copies. Lock valuables every time you step out.
- Note anything that changes: guard missing, CCTV off, new staff unverified. Raise it in writing.
- Trust your instinct. If something feels wrong, it usually is - speak up early.

For parents

- Meet the owner and warden in person, and save their numbers. Ask for a copy of the agreement.
- Make one unannounced visit in the first month - how the PG looks when it isn’t expecting you tells you the most.
- Keep weekly calls open-ended: ask “what’s one thing you don’t like there?” rather than “is everything okay?”
- If your child is under 18, confirm the PG accepts minors and has guardian-consent and supervision arrangements.

Save these numbers now

Emergency (Police / Fire / Ambulance)	112	Police	100
Ambulance	108	Fire	101
Women Helpline	1091 / 181	Child Helpline (under 18)	1098
Cyber Fraud Helpline	1930	UGC Anti-Ragging Helpline	1800-180-5522

Helpline availability can vary by state. Verify local numbers for your city.

ABOUT

BhucheQ

Freedom to own, without fear.

This checklist protects you for the months you rent a bed. BhucheQ protects you for the years you own a home. It is a forensic-grade property due diligence platform from InQuest Global (www.inquest.global) - built by investigators, not brokers - that verifies a property before you buy, invest or lease it long-term.

4

verification pillars

86

verification checks

1,200+

checkpoints

1. Legal & Title

Is the seller the real owner? Is the title clean, approved and free of disputes, encumbrances or hidden claims?

2. Technical & Structural

Is the building sound, approved and safe - or are there structural, fire and compliance gaps?

3. Material & Construction Quality

Has it been built with the quality promised - or will problems surface after you move in?

4. Geo-Risk & Location Safety

Is the location safe - flooding, crime, environmental and neighbourhood risks?

Sections 02, 03, 04 and 09 of this checklist are simplified, do-it-yourself versions of these pillars. **When the decision is bigger than a PG - buying a flat, investing in a plot, or a long-term lease - get the full BhucheQ CheQ.**

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Forensic Certainty. Before You Own.

This checklist is general safety guidance for students and families. It does not replace legal, structural or professional advice, and requirements such as police registration vary by city and state.