Property Document Screening Report

Ref: SAMPLE-0001
15 Aug 2026
SAMPLE — ILLUSTRATIVE DATA

How to read this report

- **OK** Confirmed / no issue found
- **!** Needs your attention
- **X** Serious — resolve before paying

Client & Property Details

1. Client & Property Details

87 /100

LOW RISK

This document passed our automated checks.

Bhu Screening Score

PROPERTY TYPE	LOCATION
DOCUMENT CHECKED	**STATE / JURISDICTION**

Current Findings

2. Current Findings

OK **No signs of digital editing or tampering**
This document's forensic integrity checks passed.

OK **Content is internally consistent**
Dates, amounts and parties in the document line up with each other.

OK **Required fields were present**
The fields expected for this document type were found in the text.

OK

The scan was clear and readable

Pages could be read without quality issues.

!

Structural

Declared developer does not match what's in the document.

Why it matters: a mismatched declared detail can mean the wrong property, an outdated declaration, or a genuine document error — any of which changes what you're actually verifying.

What to do: confirm the exact details on the deed match what you were told before paying.

What We Read From Your Document

3. What We Read From Your Document

PROJECT ID	PROJECT NAME
PROMOTER NAME	SUBMISSION DATE
APPLICANT TYPE	PROJECT TYPE
DISTRICT	TEHSIL
CIN	

Our Solution

4. Our Solution

Your document passed automated screening.
For complete peace of mind before closing, upgrade to BhuCheQ Expert Review (Rs. 499) — a lawyer-verified title opinion with Sub-Registrar cross-check, delivered in 48–72 hours.

Book Expert Review

Required Documents

5. Required Documents

- RERA registration certificate or authority order
- Promoter legal title report
- Approved building or zoning plan
- Licence and statutory approvals
- Encumbrance declaration

Recommended Next Steps

6. Recommended Next Steps

Before You Pay

1. Do not pay any token money until the findings above are resolved.
2. Retain a certified copy of this screening report for your records.
3. Obtain a current Encumbrance Certificate (EC) from the Sub-Registrar.
4. Confirm property mutation in revenue or municipal records.

Physical Verification

1. Visit the property in person before making any payment.
2. Match the physical boundaries against the documents shown.
3. Ask a neighbour or local resident about the property's history.
4. Check for any visible notices or disputes posted at the site.

Property Location

7. Property Location

RESOLVED LOCATION

Map preview

View on map >

Screening Scope

8. Screening Scope

This Screening Covered

- Automated extraction and validation of the key fields in your document
- Cross-checks between the dates, amounts and parties named in the document
- Automated image forensic analysis for signs of digital tampering
- Document quality and readability checks on every page

Not Covered By This Screening

- This screening does not include a live check against official government land registry or Sub-Registrar records — confirm the registration and document details directly with the relevant authority office before paying.
- Full legal, structural, material, and location risk verification — available separately as a BhuCheQ Legal CheQ, Site & Structure Inspection, Material CheQ, or Geo-Risk CheQ.

This is a SAMPLE report generated with placeholder data for illustration purposes only. It does not correspond to a real property, document, or screening result.

Real reports are generated solely from the document(s) uploaded by the user and carry the full Disclaimer, Limitations & Terms of Reliance found in the standard report.