Plot buyer’s checklist: Gurgaon

The checks GajWise runs before a project gets a Verified stamp. Tick each one, write the date and where you saw it.

Six checks on the project

	CHECK	WHERE TO LOOK	DATE / NOTE
☐	HRERA registration number and validity	haryanarera.gov.in (HRERA Gurugram, or Panchkula for Jhajjar and Bahadurgarh)	
☐	DTCP licence number and colony type (licensed, DDJAY or HSVP)	The HRERA record lists the licence; the DTCP Haryana site lists licences	
☐	Approved layout plan matches the brochure, and your plot number is on it	Layout uploaded on the HRERA record	
☐	Litigation search on the developer and project name	Court case search portals and HRERA orders on the project page	
☐	Location against Aravalli and Natural Conservation Zone maps	Development plan and forest maps; ask the developer for the khasra numbers	
☐	Asking price from at least two sources	Developer price list, a resale broker, portal listings	

Four more for a resale plot

	DOCUMENT	WHAT TO CHECK	DATE / NOTE
☐	Jamabandi and mutation extract	Under 30 days old; owner name matches the seller (jamabandi.nic.in)	
☐	Seller identity	Matches the record of rights, or a written mandate from the owner	
☐	Allotment letter and payment receipts	For resale inside a licensed project; ask for the builder’s transfer NOC	
☐	Site visit	Walk the plot; match boundaries to the layout; take dated photos	

Before you pay a token

- ☐ Circle rate for the sector (sets the minimum value for stamp duty)
- ☐ Floors you can build under the current rules (the Stilt+4 policy was stayed for Gurugram on 2 Apr 2026)

- [ ] A lawyer has read the title papers