Paryavaran Complex Rental Inspection Checklist

Practical one-page checklist for tenants • Based on real verification visits • Carry this on every property visit

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PROPERTY DETAILS (Fill before / during visit)

Property Address / Block:	______________________________	**Visit Date:**	________________
Floor / Unit:	__________________	**Rent Asked:** ■	______________
Owner / Broker Name:	______________________________	**Phone:**	________________

1. BEFORE YOU PAY ANY TOKEN MONEY

■ Visited the flat yourself in daylight (never decide from photos alone)
■ Met the actual owner (or verified video call) — not only the broker
■ Checked ownership papers (registry / mutation / property tax receipt)
■ Matched owner's Aadhaar or PAN with ownership documents
■ Saw last 2–3 electricity bills (confirms who pays & any pending dues)
■ Confirmed RWA permission for renting (if building has RWA)
■ Got a signed receipt that names the property and refund conditions
■ Paid only by UPI / bank transfer — never cash

Red flags: Broker avoids owner meeting • No agreement draft before payment • Pressure to pay today

2. STRUCTURAL & UTILITY INSPECTION (Walk through carefully)

■ Checked walls & corners for seepage, watermarks, bubbling paint or cracks > 2 mm
■ Inspected ceiling for dampness (especially top floor under terrace & bathrooms above)
■ Looked for termite signs in wooden frames / doors (small holes or sawdust)
■ Tested geyser for 8–10 minutes — does it trip the MCB?
■ Ran RO / water purifier and checked if filters look recently changed
■ Switched on all fans, lights and checked every switchboard
■ Asked about inverter: which rooms it covers + battery age
■ Tested bathroom water pressure and how fast the drain clears
■ Checked kitchen exhaust / chimney suction

3. WATER SUPPLY (Biggest quality-of-life factor here)

■ Asked tank capacity (underground + overhead) and how many flats share it
■ Confirmed tanker frequency in April–July and who pays for tankers
■ Asked when the motor runs to refill the overhead tank
■ Did a morning water test (7–8 AM) if possible — peak demand time
■ Asked an existing tenant about summer water experience (not just the landlord)
■ If visiting in monsoon: checked for brownish water or sewage smell after rain

Tip: "We've never had problems" is not enough. Speak to a current tenant.

4. ELECTRICITY BILLING SETUP

■ Confirmed whether the meter is dedicated to this flat or shared
■ If shared — got the exact division formula in writing
■ Checked if the meter is residential or commercial (higher rate)
■ Photographed the current meter reading with the landlord present
■ Saw last 3 months' electricity bills

5. PARKING & ACCESS (Visit again at 8–9 PM)

■ Visited the lane between 8–9 PM to see real parking pressure
■ Clarified if a parking spot is reserved or only "understood"
■ Asked where visitors are expected to park

■ Checked whether two-wheeler space is separate from car space
■ Noted if the entry lane is narrow with cars parked on both sides
■ Tested actual walking time to Saket Metro (not just Google Maps)
■ Checked cab pickup reliability (some interior lanes have poor GPS pinning)

6. NOISE, CROWD & BLOCK CHARACTER

■ Counted PG boards in the immediate lane
■ Stood near the building 7–9 PM to gauge delivery-bike & noise levels
■ Visited on a Sunday morning to see if families are around
■ Asked local shopkeeper or building guard about the block's character
■ Checked mobile signal strength in the innermost room (not just near window)

7. AGREEMENT CLAUSES & TENANT RESTRICTIONS (Get everything in writing)

■ Lock-in period clearly written (usually 11 months) + early exit penalty
■ Repainting responsibility on exit is stated (and who pays)
■ Notice period is precise — not "until we find a replacement"
■ Major vs minor repairs defined with examples (geyser, pipes, etc.)
■ Late payment penalty / interest clause is clear
■ Bachelor / family / pet policy confirmed in writing (WhatsApp is fine)
■ Visitor timing and cooking restrictions (if any) written down
■ Police verification timeline confirmed with the landlord

8. FULL COST REALITY CHECK (Not just the monthly rent)

■ Security deposit amount noted (usually 1–2 months)
■ Brokerage amount confirmed (often 0.5–1 month)
■ Agreement / stamp paper cost estimated
■ Monthly maintenance amount written
■ Expected electricity + seasonal tanker cost considered
■ Total day-one outlay calculated (typically 3–4.5 × monthly rent)

FINAL DECISION NOTES

Things I liked:

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Concerns / Red flags noticed:

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Questions still pending with owner/broker:

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Decision: ■ Strong candidate ■ Needs second visit ■ Reject

apnaparyavaran.in