

Client Checklist

The checklist below covers all mandatory verifications that must be completed before signing a contract and before transferring any funds, including a deposit.

Block A. TAPU verification

#	Item	Status
A1	A full extract from the TKGM registry has been obtained	<input type="checkbox"/>
A2	The seller's details in the TAPU match the passport	<input type="checkbox"/>
A3	TAPU type is Kat Mülkiyeti (not Kat İrtifakı)	<input type="checkbox"/>
A4	TAPU color is red (individual ownership)	<input type="checkbox"/>
A5	The area, floor, and apartment number match the offer	<input type="checkbox"/>
A6	The property designation matches the intended use	<input type="checkbox"/>

A7	The cadastral plan has been checked on parselsorgu.tkgm.gov.tr	<input type="checkbox"/>
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Block B. İskan verification

#	Item	Status
B1	A copy of the İskan (Yapı Kullanma İzin Belgesi) has been obtained	<input type="checkbox"/>
B2	The type of İskan corresponds to the year of construction (Genel / Ferdi / Toplu)	<input type="checkbox"/>
B3	The İskan was issued by the local municipality (Belediye) for the property address	<input type="checkbox"/>
B4	TAPU status is Kat Mülkiyeti (indirect confirmation of İskan)	<input type="checkbox"/>
B5	The property is connected to utilities (water, electricity, gas)	<input type="checkbox"/>

B6	An Energy Performance Certificate (Enerji Kimlik Belgesi) is available	<input type="checkbox"/>
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Block C. İpotek and encumbrance verification

#	Item	Status
C1	No İpotek entries appear in the TKGM extract	<input type="checkbox"/>
C2	No attachments/seizures (Haciz) appear in the TKGM extract	<input type="checkbox"/>
C3	No court prohibitions (İhtiyati tedbir) appear in the TKGM extract	<input type="checkbox"/>
C4	A clearance certificate confirming no emlak vergisi arrears has been obtained	<input type="checkbox"/>
C5	A clearance certificate confirming no water (İSKİ) arrears has been obtained	<input type="checkbox"/>

C6	A clearance certificate confirming no electricity (BEDAŞ/AYEDAŞ) arrears has been obtained	<input type="checkbox"/>
C7	A clearance certificate confirming no gas (İGDAŞ) arrears has been obtained	<input type="checkbox"/>
C8	A clearance certificate confirming no aidat (maintenance fee) arrears has been obtained	<input type="checkbox"/>

Block D. Property and seller verification

#	Item	Status
D1	The agency holds a valid license (Emlak Yetki Belgesi)	<input type="checkbox"/>
D2	The seller is an individual or legal entity authorized to sell	<input type="checkbox"/>
D3	The construction permit (İmar) corresponds to the property	<input type="checkbox"/>
D4	The parcel zoning complies with residential designation	<input type="checkbox"/>

D5	The property is not located in a military or special-restriction zone	<input type="checkbox"/>
D6	The contract price corresponds to the valuation report (Ekspertiz)	<input type="checkbox"/>
D7	All payments are made through a bank with documentary evidence	<input type="checkbox"/>