

Date: --/01/2024

To
HDFC Ltd.
Pune.

- 1) **Purpose :-** Title Search Report with respect to Residential Purpose for loan.
- 2) **Client:-** Mr. -----, Age-----, Occupation-----, PAN- ----- ,
Aadhar-----, Residing at -----, Village-----, Taluka-Haveli,
Dist.-Pune-----, has requested me to scrutinize and investigate the marketable
title in respect of property described herein below and to certify the same.
(Hereinafter for sake of brevity called and referred to as “the said **Purchaser**”).
- 3) **Nature of the Property :-**Residential .
- 4) **Property Description:** - All that piece and parcel of the Flat No.-- On --ndFloor,
area admeasuring --- Sq.Mtrs in the housing Scheme known as “----” constructed
on Survey/Gat. No. --- Situated at Village ---- ,Tal-----, Dist---- within the local limits
of Panvel Municipal Corporation. (Herein after called and referred to as the “Said
Flat”).
- 5) **List Of Document Given For Inspection:-**
 - a. Copy of Agreement to Sale dated ----- which is registered at the office of
Sub-Registrar Panvel No.--- at Sr.No.-----.
 - b. Copy of Client Adhar card and Pan Card.
 - c. Copy of Society Certificate.
 - d. Copy of Commencement Certificate dated ----

6) History of title:-

a) Building Land:-

-All that piece and parcel of land admeasuring --H -- Are i.e. -- Sq. Mtrs. out of --H-- Ares i.e. -- Sq. Ft. i.e. -- Sq. Mtrs. bearing Survey No. -- along with construction thereon, situated at Village--- Taluka-Haveli, District-Pune and within the limits of Pimpri-Chinchwad Municipal Corporation and is bounded as under –

EAST - Common Road

WEST - Property of Mr. --

NORTH - Property of Mr. --i

SOUTH - Part of Survey No. --

(Hereinafter referred to as the “Said Property”).

b) Land Owner:- It appears that all that piece and parcel of land area admeasuring about --H --R bearing Survey No. --, situated at Village- --, Taluka-Haveli, District-Pune was owned and possessed by Mr. ---- which was purchased by him from Mr. --.

c) Development Agreement:- It appears that M/s. ----- has acquired the development and construction rights in respect of land area admeasuring about - -- H --- R out of Survey No. --- bearing CTS No. ----, situated at Village-----, Taluka-Haveli, District-Pune from Mr. ----- and others vide Development Agreement dated ---- duly registered in the office of Sub Registrar Haveli No. ---- at Sr. No. ---- on ----, for the consideration and on the terms and conditions mentioned therein.

d) NA Order:- It appears that the said land was originally owned by Mr. ----- and who had obtained building permission from the Collector ----- for Non-Agricultural use for residential Building Construction purpose of Survey/Gat. No.- -- by the order dated ----- bearing No. Masha/NA/SR/--/-- along with Development permission of the said land .

- e) **Layout Plan :-** It appears that the Pimpri-Chinchwad Municipal Corporation has sanctioned the layout and building plans in respect of said land vide Order No. B.P./Chinchwad/Layout/--/--, dated----- and Order No. B.P./---/--/----, Dated ---, subject to the terms and conditions mentioned therein.
- f) **Commencement Certificate:-** It appears that -- Ltd. by its letter dated -- has issued Development Permission and Commencement Certificate for carrying construction on the said land and approved plans for the Residential- building, vide its Letter bearing Ref. No. --/BP/-/-- dated --.
- g) **Completion Certificate:-** It appears that the said Developer has completed construction of wings- --- of the scheme known as “-----” on the said land as per the sanction, approval and permissions obtained from various competent authorities and accordingly the Pimpri-Chinchwad Municipal Corporation has issued Part Completion Certificate dated.-----.
- h) **Project Name :-** It appears that the said owners have constructed building known as “-----” on the said land as per the permissions, approvals and sanctions of various competent authorities.
- i) **MAHA RERA Registration Details :-** The Project “--” is registered under the provisions of the Real Estate (Regulation & Development) Act, 2016 with the Maharashtra Real Estate Regulatory Authority under Project Registration No. P5- ----dated -- which is renewed on --
- j) **Agreement to Sale:-** It appears that , Mr. ----- purchased the said flat no.--- from M/s.---and others vide Agreement for Sale Deed dated ---- which is duly registered at the office of Sub-Registrar --- No.--- at Sr.no.---- on the terms and conditions mentioned therein.
- k) **Mortgaged Deed/Agreement relating to deposit of title Deed:-** It appears that, Mr. ----- have availed housing loan from -----, Pune by mortgaging said flat with

(Bank Name), Pune, vide agreement relating to deposit of title Deed , Pawns, dated ----- duly registered in the office of Sub Registrar, Haveli--- at Sr. No. ---- on -----.

l) Society Certificate :- It appears that a co-operative housing society of unit/flat purchasers of the scheme known as“-----” has been formed under the name and style as “-----.” duly registered under the provisions of the Maharashtra Co-operative Societies Act, 1960 vide Registration No. PNA/PNA(3)/HSG/(TC)/---/- --, Dated.----

m) Assignment Deed:- It appears that Mr. ---- and others have agreed to sell, transfer and convey Flat No. --- admeasuring ---- Sq. Ft. i.e. -- Sq. Mtrs. saleable area on ---nd floor in the building known as “-----” to and in favour of Mr. ---- by and under Assignment Deed dated ---- which is duly registered in the office of Sub Registrar, Haveli No.--- at Sr. No. ----, for the consideration and on the terms and conditions mentioned therein.

n) Conveyance Deed:- It appears that Mr. ---- and others as land owners through M/s. --- through its partner ---as Developer have transferred and conveyed land bearing Survey No. ---, Plot No. -- area admeasuring about ----- Sq. Mtrs. , situated at Village-----, Taluka-Haveli, District-Pune along with wings ---to ---of the scheme known as “----” constructed thereon to and in favour of -----Co-Operative Housing Society Ltd.

o) It appears that Mr. -- will be entitled to absolute ownership of said flat after full and final payment of consideration amount and on compliance of all the terms and conditions mentioned in the Agreement for Sale dated ---

1) Documents to be deposited for Creation of mortgage :-

a) Pre-disbursement:-

- i) Original List of documents (LOD) from (Bank Name) .
- ii) Original (Blue Print) Sanction Plan of Building.
- iii) Original Agreement to Sale Deed dated ---- executed Mr. ----- purchased the said flat no.---- from M/s.----- which is duly registered at the office of Sub-Registrar - -- no.----at Sr.no.----- along with Original Registration Receipt & Index II .
- iv) Certified copy of NA Order.
- v) Certified Copy of Commencement Certificate.
- vi) Certified Copy of Completion Certificate.

a) Post –Disbursement:-

- i) Certified Agreement to Sale Deed dated ---- executed Mr. ----- purchased the said flat no.---- from M/s.----- which is duly registered at the office of Sub-Registrar --- no.----at Sr.no.----- along with Original Registration Receipt & Index II .
- ii) Original No Dues Certificate from ----- Co-operative Housing Society Ltd.
- iii) Original Maintenance Receipt in the name Mr. ---.
- iv) Original Share Certificate issued by ----- Co-operative Housing Society Ltd.
- v) All Concerned Documents in the custody of Mr.-----
- vi) Latest Property Tax payment receipt.
- vii) Original No Objection Certificate (NOC) issued by -----Co-operative Housing Society Ltd.
- viii) Original Equitable Mortgage to be executed between Mr. ----- and (Bank Name.).

Details Of Search :-

I have carried the search in the online data base available in computer system of igrmaharashtra.gov.in for 13 years **from the years 2011 to 2024**. At the time of preparing this report, I have relied upon the information available in igrmaharashtra.gov.in and documents provided as mentioned herein above. From the available records and documents supplied to me, I have not found any entries regarding sale, mortgage, lease, and lean etc. about the said Property, except the

entries mentioned in this report. The title of the said land is clean, clear and marketable, subject to charge of -----Bank Ltd.

- 2) Accordingly, I Commenced my search and completed it. The search fees is paid vide **Search Receipt No. -----, Dated-----.**

ADVOCATE

