

To,

..... **Bank.**

Sub: Title and Search Report with respect to Residential Purpose for loan.

Dear Sir,

I have carried out the title search for the said property and the report is in the below sections.

**1. Nature of Ownership:**

**2. Case Type:** Resale/LAP/Builder Purchased / Landowner Resale / Balance Transfer  
ETC.

**3. Name Of Applicants / Borrowers:** 1.  
2.

**4. Name Of Current Owner:** 1.  
2.

Both Residence at

**5. Address of Property:**

**6. Nature of Property :** Residential/Commercial

**7. List Of Documents given for Inspection :**

- a. Agreement to Sell or Sale Deed copy .
- b. Society Registration and Share Certificate.
- c. Commencement Certificate.
- d. Completion Certificate.
- e. List of Documents from previous loan provider.
- f. Any other documents

**8. Property Description :**

**Contact  
Information**



**Phone**

+919175945620



**Email**

enquiry@ri8property.com



**Address**

Office No 175 , 1st Floor , Vision 9 , Pimple Sadugar  
Pune - 411027 INDIA.

### 9. History of title :-

- a. It appears from the Deed of Assignment / Transfer that the builder acquired development rights from the respective owners. Accordingly, the said builder got permission to construct building over the said land from Pune Municipal Corporation vide Commencement Certificate No. \_\_\_\_\_ dated \_\_\_\_\_ and after completion the construction the Pune Municipal Corporation issued completion Certificate No. \_\_\_\_\_ Dated \_\_\_\_\_.
- b. It appears from the Deed of Assignment / Transfer that the Builder formed housing society of all flat holders, which is duly registered with the Co operative Registrar, Pune vide No. \_\_\_\_\_ in the name and style as " \_\_\_\_\_ co operative Housing Society Ltd. (Herein after called and referred to as said Society )
- c. The Said society has issued NOC dated \_\_\_\_\_ to transfer the said flat to Mr. \_\_\_\_\_.

### 10. RERA Registration Details / Documents and Declaration and Its Status:

Maharashtra Real estate Regulatory Authority has approved the project " \_\_\_\_\_ " being constructed on the said Property vide RERA Reg. Certificate bearing No. .... dated .....

### 11. General Information / Observation: NA

### 12. Legal invention / Issue that may affect the title of the property:

### 13. Steps / Documents Prior to disbursal of the loan:

- a. NOC from Bank to be obtained

#### Contact Information



Phone

+919175945620



Email

enquiry@ri8property.com



Address

Office No 175 , 1st Floor , Vision 9 , Pimple Sadugar  
Pune - 411027 INDIA.

#### 14. Search Report

I have carried out search of record maintained in computer systems of igmaharashtra.gov.in for the years 2006 to 2018. In preparing this report, I have relied on information available in igmaharashtra.gov.in and documents provide as mentioned in section 7 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 and except the entries mentioned in section 9 of this report and that the said flat no..... more particularly describe in section ..... above is free of any encumbrances and Title of the said flat is clean , Clear and Marketable.

**(If any encumbrances then subject to charge of \_\_\_\_\_ Bank.)**

#### 15. Opinion :

I am of the opinion that, Mr. \_\_\_\_\_ is the owner, occupier and holder of the said unit as mentioned herein above and thus rights, title and interest of Mr. \_\_\_\_\_ is clean subject to charge of \_\_\_\_\_ Bank.

#### 16. Documents must require for creation of security:

- a) Original Copy of Deed of Assignment / Transfer (first owner to present owner).
- b) Original copy of Agreement to sell (Builder to first owner).
- c) Original copy of Share Certificate.
- d) Affidavit from Borrower that he has not created any third-party interest in respect of the said flat.
- e) NOC from Society to mortgage the flat.
- f) True Copy of Society Registration Certificate.
- g) NOC from Bank to mortgage the flat.
- h) True copy of Completion and Commencement Certificate.
- i) True copy floor plan (Sanction building plan).

#### 17. Search Receipt.

**Advocate**

Contact  
Information



Phone

+919175945620



Email

enquiry@ri8property.com



Address

Office No 175 , 1st Floor , Vision 9 , Pimple Sadugar  
Pune - 411027 INDIA.