

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. Search Report

I have carried out search of record maintained in computer systems of [igmaharashtra.gov.in](http://igmaharashtra.gov.in) for the years 2006 to 2018. In preparing this report, I have relied on information available in [igmaharashtra.gov.in](http://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.)**

**Advocate**

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