

Date : May 15, 2024

Project No : P-780

Legal Number : L-000062039

Report Status :

**TITLE SEARCH CUM LEGAL SCRUTINY REPORT**

To,

Aavas Financiers Limited

201-202, 2nd floor, South End Square,

Mansarovar Industrial Area, Jaipur,

Jaipur-302020

Dear Sir/Madam,

**Sub : Legal Scrutiny Report in respect of the file of ABC APARTMENTS**

As desired by you, I am furnishing here under the legal scrutiny report with title search in respect of the property (Described in part I hereto)

**Part I : DESCRIPTION OF THE PROPERTY :**

43545

Direction	Value
North	3434
South	3434
East	3432
West	4335

**Part II : NAME OF PROJECT:**

ABC APARTMENTS

**Part III : NAME OF PRESENT OWNER/DEVELOPER:**

bhjd

**Part IV : List of documents submitted before me/us for scrutiny and legal opinion:**

Details :wewf

**Part V : FLOW OF TITLE OF PROPERTY - (HISTORY OF TITLE)**

dferfr

**Part VI : OTHER PROVISIONS :**

1. Whether provisions of Urban Land Ceiling Act are applicable?  
No
2. Whether Property to be given as security is subject to any minor's claim/share?  
No
3. Whether the property is affected by any revenue and tenancy regulations?  
No
4. Whether the user land has been converted under Land Revenue Law?  
N/A
5. Whether all original chain documents of the property have been scrutinized?  
N/A
6. Whether required documents are available for creating mortgage?  
No
7. Whether all previous owners had the right/competency to transfer the property?  
No
8. Whether proposed mortgage by deposit of title deeds is possible?  
No
9. Whether the property is lease land? If yes, then what is the tenure of the lease?  
No
10. Whether the land/property is joint family property?  
N/A
11. Is the land/property/flat is subject to any reservation/acquisition/requisition?  
N/A

**PART VII: CERTIFICATE:-**

I/We have perused the documents forwarded to us and have got relevant and available records verified at the office of the concerned Sub Registrar. As perused, the document the said property is free from all sorts of encumbrance, lien, charges, mortgages etc. and that bhjd is the owner of the said property and has clear and marketable title on the said property. I/We further, opine that the title deeds intended to be deposited, relating to the properties and offered as security by way of mortgage and the documents of title referred to above are perfect evidence of the title and that if the said mortgage is created in the manner required by law, it would satisfy the requirements of creation of mortgage in favor of Aavas Financiers Limited. The provision of the Securitization and Reconstruction of Financial Assets and Enforcement of Security interest Act, 2002 (hereinafter referred to "SARFAESI Act") shall also be applicable to this property.

**PART VIII**

PART – A – Documents required in Project file :

PART – B - Documents required in each individual home loan file:

**PART X** - Remarks, if any :- sdwdfrevr

Thanking you,

Yours truly,

Name of vendor :- DEEPAK BAJAJ