

marketable title over the same and have no third party lien, claim or encumbrances of any kind found thereon till this date.

In my opinion, Bank can accept above referred property as a valuable security for the proposed housing loan, by way of mortgage, so it properly create charge on the said property in Index II register as well in the revenue record. Bare disbursement of loan if sanctioned I hereby advice the Bank shall obtain all original documents in their custody like as previous Sale Deed, present sale deed in their name, mutation entries of their names in the record of rights maintained by office of Land Record, Sanction Plan, etc.

Further I find that the subjected property of this verification report is not covered under or affected by any land acquisition or requisition Act or as well as not covered by any enactment providing for restoration of land or belongs to any schedule tribes or any other enactment or other act for time being in force or not covered in any plan of local body.

That while going through the record, I did not find any existing mortgage, loan, litigation, Notice of lis pendence or any lien or there is no any claim regarding the above referred property with the concerned Sub-Registrar of Assurances, Amravati. I found the property described herein above is free from mortgage, lien, loan and the same is clear from claim or encumbrances and does not deserve any adverse effect as well as the above referred property is free from charge, encumbrances and obligation. Hence I am of the opinion that the above-referred property can be accepted as a befitting property as a collateral security for any loan transaction, if not rejected on any other count. I hereby verified the title deeds, revenue record, land record, Index II and sanctioned plan, which are placed in my

hands by the developer/claimant. I hereby submit this report pertaining to title after verifying the Government, Semi Government and Revenue record.

Having put my hand and seal on this certificate of Title Verification on this 20th November, 2018 at Amravati.


M.S.Joshi, Advocate
Regd. No. MAH-1511/03.09.91
Milind Sharad Joshi
Advocate
Paranjape Colony, Camp, Amravati

Enclosure:

Receipt of search vide No. 4363 dated 19.11.2017 issued by Sub-Registrar, Camp, City Amravati.

Report submits to:
Real Estate Regulatory Authority