



ADVOCATE

Associates

Date: 25.08.2020

To:

Sri [REDACTED]
HSR Layout, Bengaluru
Mobile – [REDACTED]
EMail – [REDACTED]

Dear Sir / Madam,

Subject: Legal Scrutiny & Opinion of the Title documents for the property bearing the location [REDACTED]

Findings in the title documents provided for scrutinization:

On-going through the bunch of documents produced for scrutiny, the following are the observations made:

1. Majority of the parent documents such as Sale Deed, RTC, ECs, Government Notification etc., are not [REDACTED], hence to produce the same for tracing of title.
2. Some of the documents are produced in court and marked as exhibits in the case O.S. Nos. [REDACTED], hence to produced plaint, written statement, compromise petition, judgment and decree etc., to trace the title of the property in question.

3. To produce conversion order passed by Deputy Commissioner, Bengaluru District, along with receipt for payment of conversion charges with regard to change of land use from agricultural to residential purpose.
4. Commencement Certificate, Completion Certificate and Occupancy Certificate issued by the competent authority to be produced.
5. Details of the loan availed by owner/developer, if any, to be produced. If no loan has been availed, necessary letter to that effect to be produced.
6. _____ e wherever necessary is to be produced.
7. Statutory endorsements such as _____ 3(A)(B) etc., along with NOC's issued by the competent authorities such as BBMP, BESCOM, BWSSB, KSPCB, BSNL, Airports Authority of India etc., to be produce.
8. Approved building plan with license issued by the competent authority to be produced.
9. The judgment and decree produced in O.S. Nos. _____ 3 is incomplete, hence to produce complete legible and readable copy of the same.
10. It appears that Bengaluru Development Authority had acquired the land belonging to _____, hence to produce Preliminary Notification, Final Notification and NOC with regard to the notification and de-notification of the lands held by them.
11. Copy of the residential layout plan formed in land belonging to _____ to be produced as reflected from the order of the ULC Authority.
13. Judgment and Decree passed in _____ by Hon'ble High Court of Karnataka to be produced.

- 14. Additional documents are subject to verification.
- 15. All the original documents are subject to verification.

NOTE: All the above findings are based on the documents that are provided by the clients and the advocate firm which has scrutinized the documents are not related to the builder/developer directly or indirectly in any form whatsoever it may be concerned with.

[Handwritten signature]
[Handwritten initials]


Bengaluru

Date 15.03.2013

[Handwritten signature]

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|| _____ ||

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