

Search Title & Report

- ⇒ Property Papers used must be original.
- ⇒ History of Property - Max. 30 years

Format

1. Description of Property → All the Place & Parcel of land
 - Boundaries
 - Serial No. -
 - Hissa No. -
 - Location
State, District, Taluka

→ Measurement

If Apartment/Building

- Building
- Floor
- Flat no.
- Society Name

If Bungalow, then structure

2. Ownership Details

- Past and Present Owner of Property
[One can also specify that whether it is owned by individual/company/trust or another legal person, and also all joint owners]
- It should also include a legal opinion on the issue - how the legal personality of the owner will impact on the title of property.

3. Chain of title

- Historical record of the property

→ Inspection of chain starts from present owner and ends at the original owner of property.

4, Derivation of title

Whether title is derived by sale or purchase / Gift / will or inheritance etc.

5, Encumbrances

Unpaid tax mortgages / unpaid loan

6, Litigation

Whether this property is a subject matter of pending litigation.

7, Nature of property and land use

Whether it is govt owned / Privately owned, Commercial / residential etc.

land use $\left\{ \begin{array}{l} \text{Agricultural} \\ \text{Non-agricultural} \end{array} \right.$

8, Conclusion

If title of property is clear & marketable.