

Mr./Mrs. Sample Advocate	sample@example.com
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SAMPLE REPORT – FOR DEMONSTRATION ONLY

Date: Sample Date

To

Title Scrutiny Report

Sub: Title opinion for H.No. XXXXX, Sample Locality, Sample Area, Sample City, Sample District, Sample State, 5200010 for Comprehensive Legal Title Scrutiny as of Sample Date.

PART I:

Project No:	RPT-2025-MGQYA14U3
Property Address	H.No. XXXXX, Sample Locality, Sample Area, Sample City, Sample District, Sample State, 5200010
Purpose of Report	Comprehensive Legal Title Scrutiny

Complete Property Address	H.No. XXXXX, Sample Locality, Sample Area, Sample City, Sample District, Sample State, 5200010
Survey No./Plot No.	Survey No. XX
Municipal/House No.	XXXXXX
District/Municipality/Jurisdiction	Sample City Municipal Corporation, Sample Area SRO, Sample District, Sample State
Total Extent	XXXX sq units XXXX sq units
Property Type	Commercial
Development Stage	Under Construction
Physical Possession Status	Disputed
Transaction Type	Development
Site Plan/Layout Map Reference	undefined
Complete Property Address	H.No. XXXXXX, Sample Locality, Sample Area, Sample City, Sample District, Sample State, 5200010
Survey No./Plot No.	Survey No. XX
Municipal/House No.	XXXXXX
District/Municipality/Jurisdiction	Sample City Municipal Corporation, Sample Area SRO, Sample District, Sample State
Total Extent	XXXX sq units XXXX sq units
Property Type	Commercial
Development Stage	Under Construction
Physical Possession Status	Disputed
Transaction Type	Development
Site Plan/Layout Map Reference	undefined

PART II:**DESCRIPTION OF THE PROJECT - SCHEDULE of Property with Linear Measurements and Boundaries**

This opinion pertains to the legal title of a property measuring XXXX sq units at NTS No.XXX / H.No. XXXX, Sample Locality, Sample City, intended for the development of a multi-storied commercial complex named 'Sample Project Name'. The primary parties are the landowners, the Owner A family, and the developer, ABC Developers Pvt. Ltd.. The transaction is governed by a Development Agreement cum GPA (Doc No. Doc No. XXXX/YYYY). The scope of this review includes the examination of title deeds, encumbrance certificates, litigation records, and property tax status to assess the marketability and security of the title.

S.No. #1

Primary property identified with House No. XXXX subject to multiple Development Agreements (Doc No. XXXX/YYYY, Doc No. XXXX/YYYY), an Exchange Deed (Doc No. XXXX/YYYY), and subsequent Correction Deeds (Doc No. XXXX/YYYY, Doc No. XXXX/YYYY). The property is proposed for a multi-storied commercial complex.

Survey Number: Survey No. XX

Extent: XXXX / XXX (Discrepancy noted across documents) sq yards | XXX / XXXX (Discrepancy noted across documents) sq meters

Boundaries

North: Land belonging to Mr. Owner XXXX. Some documents also mention a Municipal Road.

South: Land belonging to Mr. Owner A Owner B and others.

East: Land belonging to Sample Public School / Sample Institution.

West: 40 feet wide Municipal / Donka Road. Some documents mention this is partial, with the other part being land sold to others. (40 feet)

S.No. #2

Schedule 'A' Property as per Exchange Deed No. Doc No. XXXX/YYYY. This vacant plot was given by Owner A Owner B's family to Owner A Owner C's family as part of the exchange.

Survey Number: N.T.S. No. XXX, R.S. No. XXX

Extent: XXXX sq units | XXXX sq units

Boundaries

North: Others' property

South: Owner ABC land

East: Owner XYD land

West: Owner A Owner B's land

S.No. #3

Schedule 'B' Property as per Exchange Deed No. Doc No. XXXX/YYYY. This property, which includes D.No. XXXXX, was received by Owner A Owner B's family in the exchange.

Survey Number: N.T.S. No. XXX & XXX, R.S. No. XXX

Extent: XXXX sq units | XXXX sq units

Boundaries

North: Sample Road

South: Sample Apartments property

East: Sample Institution property

West: Sample Enclave property and others' property

Summary

The primary property (Item 1) is a large plot with its main access from a 40 feet wide Municipal / Donka Road on the West. It is bounded by the Sample Public School to the East and lands belonging to family members (Owner XXXXX and Owner A Owner B) on the North and South, respectively. The boundary descriptions are largely consistent across the key Development Agreements and EC search records. However, Correction Deeds related to a prior exchange suggest a Municipal Road on the North as well, indicating a possible corner plot or variation in description. There are no boundary disputes or encroachments mentioned in the documents.

PART.III:

LIST OF DOCUMENTS SCRUTINIZED (Copy/Original)

A. TITLE DOCUMENTS

S.NO	Doc. Type	Doc. Date	Doc. No.	Executant/ Grantor	Claimant/ Grantee	Verification Status
1	Exchange Deed	DD/MM/YYYY	Doc No. XXXX/YYYY	Owner A Owner B & family and Owner A Owner C & family	Owner A Owner B & family and Owner A Owner C & family	Copy
2	Development Agreement Cum General Power of Attorney	DD/MM/YYYY	Doc No. XXXX/YYYY	ABC	M/s. XXXXX	Copy
3	Correction Deed	DD/MM/YYYY	XXXX/2016	V. Owner B and Owner A XYS Rao	V. Owner B and Owner XXXX	Copy
4	Correction Deed	DD/MM/YYYY	XXXX/2016	V. Owner B and Owner A Owner C	V. Owner B and Owner XXXXX	Copy
5	Development Agreement Cum Irrevocable General Power of Attorney	DD/MM/YYYY	XXXX/2018	Owner A Owner B, Owner A Member A, Owner A Member B, Owner A Owner	XXXXXXXX	Copy

B. APPROVALS/PERMISSION DOCUMENTS

S.No	Doc Type	Date	Property Extent	Approved Units/Floors	Applied By	Approval Authority	Online Verified
1	ULC Act Exemption Order	DD/MM/YYYY	XXXX sq units at NTS No.XX, Sample Locality, Sample City	Not Applicable	Owner A Owner B and others	Urban Land Ceiling Authority	Not Applicable

C. ENCUMBRANCE CERTIFICATE DOCUMENTS

S.No	Document Type	EC Number	Period From	Period To	Remarks	Verification Method
1	Encumbrance Certificate	App No: XXX / Stmt No: XXX	DD/MM/YYYY	DD/MM/YYYY	Multiple transactions found including Development Agreements, Mortgages, Gift Settlements, and Correction Deeds.	Digital Signature/QR Code verification

PART IV: FLOW OF TITLE OF PROPERTY / DEVOLUTION OF TITLE.

This report details the chain of title for the property identified as Survey No. XX, bearing House No. XXXXXX, situated in Sample Locality, within the Sample Area SRO limits, Sample City, Sample District, Sample State. The subject property encompasses a total land area of approximately XXXX Square Yards (XXXX sq units), though some historical documents have noted discrepancies in this measurement. The property is bounded on the North by land of Owner ABC Rao, on the South by land of Owner A Owner B and others, on the East by the Sample Public School, and on the West by a 40-foot wide Municipal Road.

The foundational title for the property traces back to ancestral Partition Deeds, specifically Document No. Doc No. XXXX/YYYY and Document No. Doc No. XXXX/YYYY, which established the Owner A family's ownership. The current title holders are established as Owner A Owner B, Owner A Member A, Owner A Member B, and Owner ABC, who acquired their clear and consolidated title through a series of intra-family transactions and subsequent legal rectifications, which form the basis of this chronological analysis.

The modern chain of title begins on July 16, 2014, with the registration of Exchange Deed No. Doc No. XXXX/YYYY. Through this deed, the family branch of Owner A Owner B (acting for himself and as a General Power of Attorney agent for his children, Owner A XU and Owner A Member B) acquired the subject property from the family branch of his brother, Owner A Owner C. This transaction was crucial in consolidating the ownership of the subject parcel with Owner A Owner B's immediate family.

Following the exchange, significant documentation errors were discovered, necessitating legal corrections. On January 29, 2016, Correction Deed No. Doc No. XXXX/YYYY was registered, followed by a second Correction Deed No. Doc No. XXXX/YYYY on March 5, 2016. These deeds were executed by the same parties to rectify critical details in the original Exchange Deed (Doc No. XXXX/YYYY), including incorrect assessment numbers, door numbers, and a notable correction of the property's area from XXXX sq. yards to XXXX sq. yards. This series of corrections highlights a period of administrative complexity in the property's history.

On February 4, 2016, the owners, represented by Owner A Owner B and others, entered into a Development Agreement cum GPA (Doc No. Doc No. XXXX/YYYY) with a developer, M/s. XYZ Builders. The Encumbrance Certificate reflects that this agreement was acted upon, as evidenced by a mortgage (Doc No. Doc No. XXXX/YYYY) and a gift settlement to the municipality (Doc No. Doc No. XXXX/YYYY) executed in May 2016. While a subsequent agreement was made with a new developer, no deed explicitly cancelling this 2016 agreement with M/s. XXXXXX has been provided, creating a potential ambiguity in the chain of development rights.

A pivotal change occurred with the execution of a new Development Agreement Cum Irrevocable General Power of Attorney (Doc No. Doc No. XXXX/YYYY), registered on February 12, 2018. This agreement was made between the land owners (Owner A Owner B, Owner A Member A, Owner A Member B, and Owner A Hero) and a new developer, XXXXXX.. This document governs the current development of a proposed commercial complex named "Sample Project Name" on the property. Key terms include a 50:50 sharing ratio of the constructed area and the explicit right for the developer to mortgage or sell their 50% share to finance the project.

Subsequent to the new development agreement, several encumbrances were recorded against the property. On August 31, 2019, Owner A Owner B created a mortgage via Deposit of Title Deeds (Doc No. Doc No. XXXX/YYYY) in favor of XYZ Bank for a loan of Sample Amount over a portion of the property. On August 21, 2020, the owners, represented by the developer, executed a mortgage (Doc No. Doc No. XXXX/YYYY) and a gift settlement (Doc No. Doc No. XXXX/YYYY) in favor of the Sample City Municipal Corporation, likely for regulatory compliance. The title is further complicated by active litigation between the owners and the developer, specifically cases Civil Suit No. XX/20XX and Civil Suit No. YY/20XX, indicating significant disputes regarding the development project.

Currently, the absolute title of the land is vested with Owner A Owner B, Owner A Member A, Owner A Member B, and Owner A ABC. However, their ownership rights are significantly conditioned by the Development Agreement (Doc No. Doc No. XXXX/YYYY) with XXXXXX. This agreement grants the developer possession for construction, a 50% share in the future constructed units, and the power to encumber their share. The property is currently in a 'proposed' or under-development stage, and its title is subject to the terms of this agreement, an existing mortgage with XYZ Bank, and obligations to the local municipality.

The title is presently considered high-risk and not clear. This is due to the active litigation between the landowners and the developer, which clouds the enforceability of the development agreement. Furthermore, the developer, XXXXXX., is a party to multiple other lawsuits, posing a financial and operational risk to the project's completion. Significant property tax arrears under a different owner name (M/S.Sample Enterprises) for the same door number and the unclarified status of the prior development agreement with M/s. XXXXXX are additional red flags that require resolution to establish a clear and marketable title.

4. POWER OF DEVELOPER (Sale/Mortgage):

Project Name

Sample Project Name

Developer/Builder Name

XXXXXXXXXX

Project Type

Commercial Complex

Total Units in Development

N/A

Building Structure Details

multi-storied Commercial Complex

Construction Type

N/A

5. MINOR's INTEREST(Yes/No):

A thorough review of the succession documents, including the foundational Partition Deeds (Doc No. XXXX/YYYY, Doc No. XXXX/YYYY), the Exchange Deed (Doc No. XXXX/YYYY), and subsequent Correction Deeds (Doc No. XXXX/YYYY, Doc No. XXXX/YYYY), indicates no minor's interest in the subject property. The transactions involving family members, specifically where Owner A Owner B represented his children Owner A Keshav and Owner A Member B, were executed through a registered General Power of Attorney (GPA No. Doc No. XXXX/YYYY). The use of a GPA implies that the principals were majors at the time of execution, as a minor cannot legally appoint an agent. There is no mention of any court-appointed guardians or petitions for permission to transact on behalf of a minor. Therefore, all parties to the key transactions in the chain of title are confirmed to be majors, and there are no legal implications or court approval requirements related to minor's interest.

6. ULC PROCEEDINGS (Yes/No):**ULC Clearance Status**

Obtained

ULC Details

The property was declared to be outside the purview of the Urban Land Ceiling Act as per a revised order dated DD/MM/YYYY and ULC Act exemption proceedings No.R.C.B.4 C.C.No.XXXXX/V/XX dated DD/MM/YYYY.

Land Conversion (Agricultural to Non-Agricultural)

N/A

7. PROHIBITORY REGISTRY

Prohibitory registry verification was conducted through a search of the encumbrance certificate (EC) at the Sample Area Sub-Registrar's Office (SRO 623331) and a litigation search across the Sample District Courts. The EC search reveals several significant encumbrances and restrictions on the property. Notably, there is a Deposit of Title Deeds (Doc No. XXXX/XX) registered by Owner A Owner B in favor of ICICI Bank, indicating an active mortgage. Furthermore, there are multiple mortgages and gift settlements in favor of the Sample City Municipal Corporation (e.g., Doc Nos. XXX/XXX, Doc No. XXXX/YYYY, Doc No. XXXX/YYYY, Doc No. XXXX/YYYY) related to the development permissions. The court search corroborates this encumbered status, identifying active litigation between the landowner and the developer, specifically Civil Suit No. YY/20XX (Owner A Owner B vs. M/s. XXXXXX LLC) and Civil Suit No. XX/20XX (M/s. XXXXX LLP vs. Owner A Owner B). These findings confirm the property is not clear and is subject to financial charges and legal disputes, which severely restrict its free transferability.

8. LITIGATIONS & COURT CASES

The property is subject to significant litigation. There are active civil suits (Civil Suit No. YY/20XX and Civil Suit No. XX/20XX) between the primary landowner, Owner A Owner B, and the developer, XXXX LLP, indicating a major dispute over the development agreement. The developer is also a defendant in multiple other civil and consumer cases, which suggests potential financial or operational distress. Furthermore, the property is encumbered by several mortgages and gift deeds in favor of DDD Bank and the Sample City Municipal Corporation, which act as legal restrictions.

Pending Court Cases

Case Type	Case Number	Court Name	Parties Involved	Case Status	Subject Matter
Civil	Civil Suit No. YY/20XX	II Addl DJ Court Sample City	Owner A Owner B,XXXX LLP	Pending	Dispute between the landowner and the developer regarding the subject property.
Civil	Civil Suit No. XX/20XX	II Addl DJ Court Sample City	M/s. XXXX LLP, Sample City., Owner A Owner B	Pending	Dispute between the developer and the landowner regarding the subject property, likely a counter-suit to Civil Suit No. YY/20XX.
Consumer Forum	Consumer Complaint No. ZZ/20XX	District Consumer Disputes Redressal Commission, Krishna	Client A, M/s. XXXXX LLP	Pending	Consumer complaint filed against the developer, M/s. XXXX LLP.
Civil	Civil Suit No. BB/20XX	II Addl DJ Court Sample City	Client XXXXX LLP	Pending	Civil suit filed by a third party against the developer, M/s. XXXX LLP.
Consumer Forum	Consumer Complaint No. AA/20XX	District Consumer Disputes Redressal Commission	Client A, M/s. XXXXXX LLP	Pending	Consumer complaint filed against the developer, M/s. XXXX LLP.

Property Restrictions

- Mortgage via Deposit of Title Deeds (Doc No. XXXX/20XX) by Owner A Owner B in favor of XYZ Bank.
- Mortgage without Possession (Doc No. XXXX/20XX) by the landowners and developer in favor of the Commissioner, Sample City Municipal Corporation.
- Gift Settlement (Doc No. XXXX/20XX) of a portion of the property in favor of the Commissioner, Sample City Municipal Corporation.
- Mortgage without Possession (Doc No. XXXX/20XX) by the landowners and previous developer (XYZ Builders) in favor of Sample City Municipal Corporation.

- Gift Settlement (Doc No. XXXX/20XX) of a portion of the property in favor of Sample City Municipal Corporation.
- Multiple pending court cases between the landowner and developer directly impact the title and marketability of the property.

Part VI: OPINION CERTIFICATE

RISK ASSESSMENT: Critical

Not Suitable

Title Marketability

Severely impaired and not marketable in its current state. The active litigation between the owner and developer, coupled with the ambiguity of a prior development agreement and an existing mortgage, makes the title unacceptable for any prudent buyer, lender, or investor. The risk of legal challenges to ownership and development rights is exceptionally high.

Key Findings

- The title is severely clouded by active litigation between the landowner (Owner A Owner B) and the developer (ABC Developers Pvt. Ltd.), specifically cases Civil Suit No. YY/20XX and Civil Suit No. XX/20XX, which puts the validity and enforceability of the Development Agreement into question.
- The property is subject to a prior encumbrance, a Deposit of Title Deeds (Doc No. XXXX/20XX) in favor of ICICI Bank for Sample Amount Crores, which remains an active charge on the property.
- The title history is unusually complex, involving an Exchange Deed (XXXX/20XX) that required two subsequent Correction Deeds (XXXX/20XX and XXXX/20XX) to rectify significant errors in property area and identifiers, indicating a history of documentation defects.
- There are substantial property tax arrears associated with the property. An assessment for door no. XXXXXA shows dues of over Sample Amount lakhs under the name 'M/S. Sample Enterprises', and an associated assessment for XXXXX/1 shows dues of nearly Sample Amount crores, creating a significant statutory lien.
- The developer, ABC Developers., is a party to multiple other lawsuits, raising serious concerns about its financial health and operational capacity to complete the project as per the agreement.
- The property is currently a 'proposed' structure under a Development Agreement, where ownership is retained by the landowners while development rights are with the developer. Any transaction is subject to the terms of this disputed agreement and the 50:50 sharing clause.
- The Encumbrance Certificate also shows multiple gift deeds and mortgages in favor of the Sample City Municipal Corporation, likely for securing development permissions, which further complicates the title and land extent available for private use.

Conclusion

The title to the subject property is currently defective, unmarketable, and not suitable for the intended purpose of development, sale, or mortgage. The combination of a convoluted title history with multiple rectifications, conflicting development agreements, active litigation between the primary parties, and existing financial encumbrances presents an unacceptable level of risk. Proceeding without the complete execution of the recommended curative measures and fulfillment of all conditions would expose any stakeholder to significant potential for financial loss and protracted legal disputes.

VERIFICATION

I, Mr./Mrs. Sample Advocate, do hereby certify that I have carefully examined and scrutinized the above-mentioned documents and records. To the best of my knowledge, information, and belief, the facts and Property Report stated herein are true and correct. I have conducted this title examination with due diligence and professional competence in accordance with the standards of legal practice.

Place: _____

Date: Sample Date

Mr./Mrs. Sample Advocate

Advocate

(Signature & Seal)