

ON LETTERHEAD OF ADVOCATE

Date :-

To,
Assam Gas Company Ltd.,
.....

Subject : Title Opinion & Search Report of land at

Sir,

1. I,.....Advocate , Address.....on request of hereby submit my Opinion on Title and Report on encumbrance(s) in respect of following property belonging to Sri/Smt./Km..... :

Particular of Land	Nature	Assessment	Boundaries			
			North	South	East	West
Survey / Plot / Dag / Patta / J.L. / Gut No/	Agricultural/ Non Agricultural / Urban/ Semi Urban/ Forest Area(Wildlife Sanctuary etc.) , SEZ/ Tribal/ SC etc.					
AREA- Village..... . Mouza..... District..... State.....						

(Note :- The boundaries shall be mentioned in terms of Survey / Plot / Dag / Patta / J.L. / Gut No/ Jamabandi Records etc. and similar other Land Record as applicable in the State and not simply the name of the owners of the land.)

2. For this purposes I have examined following documents provided to me by -----intending to operate a Retail Outlet on the said property:

Sl. No.	Particulars of document	Original/ Certified Copy/ copy	Date	Observation
1	Extract of Jamabandi to verify all mutation entries to ascertain the other rights pertaining to ownership of land			
2	Extract Trace Map Land Holding Certificate, to verify existing demarcation, possession by the Owner			

3	Original Sale Deed executed in favour of the applicant			
4	Copy of earlier Sale Deeds			
5	Property Tax receipts of the last 3 years			
6	Copy of Non-Encumbrance certificate from the Office of the Sub Registrar for last 30 years			
7	Any other Deed related to transfer of the land like earlier Lease Deed / Gift Deed/ Settlement Deed / Release Deed / Exchange Deed/ Partition Deed / Mortgage / Government assignment / Patta Land /allotment by a government agency on lease etc.			
8	Lease Deed : In the case of leased property (Note-Whether the existing Lease Deed permits sub-lease to the company for setting up the retail outlet?)			
9	Latest Khajana Payment receipt issued by such Revenue Authority regarding upto date payment of the taxes related to the local authority.			
10	Certificate issued by appropriate authority for conversion of user from Agricultural to Non-Agricultural purpose (Commercial).			
11	Any entry in revenue document showing the same under any land acquisition notification.			
12	Search in the office of the Sub Registrar to ascertain the charges/ encumbrances.			
13	Whether the property is restricted/regulated under any law /rule/regulation / court order etc (like rehabilitation scheme etc.)			
14	In case of the property belonging to minor(s) :- 1. Court's Order is required for lease or sale or other transfer of the property. 2. If permission is not required or not taken, give reasons.			
15	Undertaking of Karta:- (In case the property belongs to Hindu Undivided Family(HUF) , the			

	undertaking from the Karta that the property has been transferred for the benefit of the HUF.)			
16	Approval/ Order of Wakf Board (In case the property belongs to Wakf Board, the necessary approval of the Wakf Board to to lease the land. It has been verified that the persons claiming to represent the Board have the necessary authority.)			
17	Any other relevant document like Power of attorney /Death certificate / legal heir certificate / will etc. (details given in Para 3 below.			

3. Apart from above referred documents, I have also examined following documents provided to me by said -----

- i. Xerox / Certified Copy/ original of -----;
- ii. Xerox / Certified Copy/ original of -----;
- iii. Xerox / Certified Copy/ original of -----;
- iv. Xerox / Certified Copy/ original of -----;
- v. Xerox / Certified Copy/ original of -----;
- vi. Xerox / Certified Copy/ original of -----;
- vii. Xerox / Certified Copy/ original of -----;

(the description of documents to include the respective dates of execution , certification (in case of certified true copy) and registration of the documents and details about the document as per of concerned Sub Registrar's records).

Out of the above, originals of the following documents have been compared/examined by me:

- a.
- b.

4. **The Vanshanama (Family Tree) of the said -----land owner/s as disclosed and declared by my client is as under :-**

5. **Based on the examination of the above noted documents history and chain of Title in respect of the property is described below :- (detailed narration is required stating as to how the title was acquired by Seller - from whom Applicant has acquired title. If there are more than one intervening Sellers, similar narration is required in respect of each transaction).**

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6. **The market price of the land as per the ready reckoner / land value register / guideline value register is**

7. **I_** have also taken search of Revenue Records from the Revenue Authority at ----- and Registration record from the office of the Sub Registrar for the previous 30 commencing from [date] to [date])from the year ---- to -----) with respect to the said property and Certificate of Non Encumbrance dated ----- (if issued as per local procedure) and the Receipt of Search dated -----issued by ----- is attached.

Further, I also confirm the observations with respect to search as per the Check List attached herewith.

As per the said Certificate and search conducted by me I say that there are following / No charges / Encumbrances on the said property .(Please mention the details of charges e.g. nature of charge like Mortgage, Charge under Sect. 100 TP Act, Lease, Revenue dues, etc. otherwise mention NIL)

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8. **Opinion:-**

In my observation and opinion

- i. Sri.....has clear & marketable title over the property and the property is free from all charges and encumbrances.
- ii. Sri is in actual possession of the property since
- iii. The transfer of the property is not subject to any restriction (e.g on ground of land belonging to Scheduled Tribe/ Scheduled Caste/ Urban Ceiling Act/ Forest Act / Wildlife Sanctuary Act / National Highway Act etc.) under any applicable law.

Or

To make the land transferable the following compliances are required to be observed: -

- a)
- b)
- c)

- iv. Whether there is any Civil liability / Criminal liability if the land is transferred and used for commercial purpose without conversion order and without Non-Agricultural permission from respective Land department or authority.
 - a) The consequences under civil liability are
 - b) The severity under the Criminal liability are
- v. Any special provisions regarding the transfer of the land
- vi. Whether ST / SC/Tribal Belt land and restricted for any transfer and for commercial use.....
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- viii. Whether land is Forest land restricted for any transfer and for commercial use.....

I opine that the property can be given on lease/Sub Lease to the Company for setting up of the Retail Outlet (petrol pump) and there is no bar under the law against such lease/Sub Lease.

This certificate date:

Place

Signature

Advocate

Under the instruction of Sri.....

Date :

(Signature of Advocate)

Enrolment No.:

Address :