PROPERTY LEGAL VERIFICATION

Sample Report – Review of Agreement for Sale

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Report Type	Agreement for Sale Review
Property	I-1102, I wing, Panvel
Client	Mr.ABC
Document Reviewed	Agreement for Sale

1. Scope of Review

The Agreement for Sale has been reviewed with the primary focus on title-related representations, financial obligations, transfer provisions and buyer-protection clauses. The review is limited to the Agreement for Sale provided for review and does not constitute a title guarantee.

2. Parties & Property Details

Seller / Transferor	Mr.XYZ
Purchaser	Mr.ABC
Property	I-1102, I wing, Panvel

3. Key Findings

Land title / underlying ownership – The Agreement for Sale did not explain the complete chain of title or the underlying land ownership. The report identified the need to verify development rights and the underlying title/approval documents.

Agreement treated as Sale Deed – A clause stated that the Agreement would be deemed to be the Sale Deed / Deed of Transfer. The source report identified this as a material legal concern and recommended deletion of the clause.

Parking – The parking number was left blank. The source report recommended insertion of the exact parking slot number and alignment with the relevant allotment/approval documents.

Society share certificate – The source report noted that the society had been formed and the transferors were members, but the Share Certificate had not yet been issued.

Society NOC timeline – A substantial payment was linked to receipt of Society NOC, but the seller was not bound by a clear timeline to procure the NOC.

Buyer protection clauses – The source report identified missing buyer protections concerning seller default, compensation and cancellation in case of material misrepresentation.

Physical condition – The Agreement did not contain adequate seller confirmation regarding leakage, seepage, structural issues or outstanding repair liabilities.

4. Major Risk Flags

No.	Risk / Observation	Suggested Action
1	Underlying land title / development rights not fully established in the Agreement.	Obtain and review relevant title, development and approval documents.
2	Clause equating Agreement for Sale with Sale Deed.	Delete / revise the clause before execution.
3	Parking identification incomplete.	Insert exact parking details and cross-check supporting records.
4	Limited buyer protection against seller default / misrepresentation.	Add appropriate default, indemnity, compensation and termination protections.
5	Property condition not adequately addressed.	Obtain seller declarations and conduct physical inspection.

5. Recommendations Before Registration

- Insert adequate details regarding land and title ownership.
- Delete/revise the clause treating the Agreement for Sale as a Sale Deed.
- Insert the exact parking slot number and relevant allotment details.
- Add buyer-protection provisions covering seller default, compensation and misrepresentation.
- Verify applicable Commencement Certificate and Occupancy Certificate.
- Conduct physical inspection of the property.
- Include protection against taxes, government dues and other seller-side liabilities arising in connection with the transfer.
- Ensure electricity, property tax and maintenance dues are cleared up to the applicable date.

6. Opinion Summary

Based on the source report, the buyer may proceed with registration only after the identified defects, discrepancies and risks are appropriately resolved or contractually protected. The review is document-specific and does not constitute an absolute title guarantee.

7. Disclaimer

This sample report is based on the Agreement for Sale review material supplied in the source report. Other project-related or title-supporting documents were not independently verified as part of that review. The report is for advisory and due-diligence purposes and is not a title guarantee.