

Format of the legal Scrutiny Certificate on property of proposed colleges

To

The Registrar

University of Calicut

Sir,

Sub:- Legal Scrutiny Report on the property of -----

----- (name of the Educational Agency)

for an extent of \_\_\_\_\_ acres of land in \_\_\_\_\_

Ref:- Report of the verification Committee meeting held on 19.02.2014

a	Name of the Applicant	
b	Name of the owner of the property	
c	Name of the Branch	
d	Name of the Subscriber	
e	Name of the Mortgage	
f	Title deed of the mortgager	

Documents received for Scrutiny

Sl No	Registration No. & document	Description of document	Whether Original or Copy
1		Settlement deed executed by	Original
2		Jenmam Assignment deed executed by	
3		Partition deed executed by	

4		Release deed executed by	Original
5		Purchase certificate issued by	
6		Encumbrance certificate for the period from 01.01.1999 to 03.08.2013	Original
7		Possession Certificate issued by	Original
8		Location Certificate issued by	Original
9		Location Sketch issued by	Original
10		Land Tax Receipt issued by	Original
11		Survey Sketch with demarcation of the Scheduled property issued by	Original
12		Affidavit	Original

**Description of Property**

The property offered as scrutiny .....

.....

**Schedule (as per the title document)**

**Boundaries of 1 thakku property**

East -

South -

West -

North -

**Boundaries of 1 thakku property**

East -

South -

West -

North -

**Description of property**

District :

Taluk :

Village :

Desom :

Classification :

Right :

Survey No. :

Re.Survey No.:

Extent :

**Derivation of the property**

As per the recitals in the documents produced , the above schedule property along with other properties were originally belonged to .....

.....

**Evidence of Possession of the Property**

The certificate of possession issued by the Village Officer, ..... shows that ..... is in absolute possession and enjoyment of the security property. More over, Tax receipts, Location Sketch and certificate were produced supports the possession of applicant over the security property.

**Details of Encumbrance**

Encumbrance Certificate for the period from 01.01.1999 to 03.08.2013 of SRO, ..... with respect to the security property do not show any subsisting encumbrance or charged debts over it.

**Remarks if any**

.....

.....

**Opinion**

I have carefully gone through the original title deeds and other documents of the security property including the affidavit of the .....

I certify that the said documents are perfect evidence of title. I am of opinion that the educational agencies have valid title deed on the scheduled property without any encumbrance from 01.01.1999 to 03.08.2013.

All the documents entrusted to me for verification are returned herewith

ate:  
Yours faithfully,

Legal Advisor/District/Additional Govt. Pleader