

## DOCUMENT CHECKLIST

### Security : Flat/Shop/Office [First Sale]

Sr. No.	Documents required for Legal opinion
1.	Certificate for the project obtained by Developer under Real Estate Regulation Act, 2016 (RERA Certificate)
2.	Registered Agreement for sale executed between Developer/Builder and applicant/s along with its Index II & Registration Receipt.
3.	Detailed search and title report from Bank's Panel advocate in respect of property for last 20 years showing devolvement of title of land owners and Developer and of prospective flat /shop/unit purchaser.
4.	Development Agreement/s and Power of Attorney/s or sale deed/s by which the Developer acquired the interest in the landed property
5	Latest Revenue record such as 7/12 extracts along with all relevant Mutation Entries & in case of City S. No., Property Card Extract along with all relevant Mutation Entries.
6.	If the Developer has agreed to give consideration to the land owners in the form of construction, then supportive document executed between Developer and all Land owners for the units given to the land owners. (if details thereof are not mentioned in Development Agreement)
7	N.A Order issued by Collector or Sub-divisional officer/competent authority.
8	Commencement certificate issued by PMC/ PCMC/SDO/ PMRDA/ Collector of Pune/ Municipal Council / competent authority. Applicable as per respective state act.
9	Blue print of approved building plan such as floor plan, layout of building, First Plan showing statement of area under project (certified by Architect)or corporation.
10	Builder NOC to Mortgage as per Bank's std. format
11	If Developer has availed any project Finance then following documents are required: <ul style="list-style-type: none"><li>1. NOC to sale from Bank/Financial Institution for the subject Flat /Shop.</li><li>2. NOC to Mortgage along with Charge Release Letter from Bank/ Financial Institution for the subject Flat/Shop.</li></ul>
12.	In case of takeover, following documents are required:- Foreclosure letter along with list of original title deeds with them.