

DOCUMENT CHECKLIST

Security: Plot/Flat/Shop/Office within PMRDA/PCMC limit (After dissolution of PCNTDA) as

Prime/Collateral Security:

Sr. No.	Documents required for Legal opinion
1.	RERA Certificate (for under construction property)
2.	Registered Agreement for sale executed between existing lessee/Developer and applicant along with its Index II and RR.
3.	Allotment Letter issued by PCNTDA/PMRDA in favour of Lessee
4.	Registered Agreement to lease/ Lease Deed executed between PCNTDA/PMRDA and Lessee i.e. Person/s, Co-Op. Housing Society/ Developer etc. with its Index II and registration receipt
5.	Detailed Search and Title Report from Bank's Panel advocate in respect of property for last 30 years showing devolvement of title.
6.	Commencement Certificate issued by PCNTDA for construction.
7.	True copy (from architect) of plan approved by PCNTDA.
8.	Possession Receipt/Letter issued by the developer. (for Resale & Collateral Security)
9.	NOC to mortgage issued by PCNTDA/PMRDA in the name of person for Plot/Flat/Shop /Gala/Office. (for First Sale/Resale/Collateral security etc.)
10.	If society or Apartment is not formed then NOC to mortgage from Developer as per Bank's standard format.
11.	If Apartment Condominium is formed then: <ol style="list-style-type: none"> Deed of Declaration executed & registered by Lessee & Developer. Deed of Apartment in respect of Flat/Shop/ Gala/ Office.
12.	If society is formed then : <ol style="list-style-type: none"> Allotment Letter issued by society in the name of members. (if any) Share certificate issued by society NOC to mortgage issued by the Society.
13.	In case of takeover :- <ul style="list-style-type: none"> Foreclosure letter along with list of original title deeds with them.
14.	In case of property previously mortgaged with any another Bank/financial institution <ul style="list-style-type: none"> No dues certificate from the Mortgagee Bank.