

DOCUMENT CHECKLIST

Security: Plot along with construction within MIDC/GIDC/MPIDC/APIDC limit as Prime/Collateral

Security:-

Sr. No.	Documents required for Legal Opinion
1.	RERA Certificate (for under construction property)
2.	Allotment Letter issued by MIDC in favour of Lessee
3.	Registered Lease Deed executed between MIDC/GIDC/MPIDC/APIDC_and Lessee with its Index II and registration receipt.
4.	Detailed search and title report from Bank's Panel advocate in respect of property for last 20 years showing devolvement of title. (not required for first sale)
5.	Transfer Order issued by MIDC in the name of Transferee (in case of transfer of Plot)
6.	Registered Deed of Assignment of Leasehold rights executed by Lessee in favour of Transferee. (in case of transfer of Plot)
7.	Commencement Certificate issued by MIDC/GIDC/MPIDC/APIDC for construction.
8.	True copy (from architect) of plan approved by MIDC/GIDC/MPIDC/APIDC.
9.	Completion certificate issued by MIDC/GIDC/MPIDC/APIDC authorities
10.	If society is formed then : 1. Share certificate issued by society 2. NOC to mortgage issued by the Society
11.	In case of takeover, following documents are required:- Foreclosure letter along with list of original title deeds with them. • All Loan takeover cases where MIDC Land & Factory shed is the prime/collateral security. After obtaining MIDC NOC, first the Tri-patriate Agreement need to be executed & then the Deed of Mortgage with separate applicable stamp duty to be executed. The Combined/Joint Deed of Mortgage & Hypothecation Deed can not be done in all these case
12.	In case of property previously mortgaged with any another Bank/Financial Institution, :- No dues certificate from the Mortgagee Bank.