

DOCUMENT CHECKLIST

List of Documents for Scheme Approval/APF

Sr. No.	Documents required for Legal opinion
1.	Registration certificate under RERA for the project
2.	Detailed search and title report from Bank's Panel advocate in respect of property for last 30 years (with copy of search fee paid defaced challan) showing devolvement of title of land owners and Developer.
3.	Development Agreement/s and Power of Attorney/s or sale deed/s by which the Developer acquired the interest in the landed property.
4.	If the Developer has agreed to give consideration to the land owners in the form of construction, then necessary agreement executed between Developer and Land owners for the units given to the land owners. (if details thereof are not mentioned in Development Agreement)
5.	Previous 2 chain Title Documents of Land owners.
6.	Latest Revenue record such as 7/12 extracts along with all relevant Mutation Entries & in case of City Survey Number, Property Card Extracts along with all relevant Mutation Entries.
7.	Deed of partnership of Developer or in case of Company its Registration Certificate. IF LLP then its LLP agreement
8.	N.A Order issued by Collector or Sub-divisional officer/competent authority.
9.	Demarcation in respect of land under project.
10.	Commencement certificate issued by PMC/ PCMC/SDO/ PMRDA/Collector of Pune/ Municipal Council/ competent authority.
11.	Blue print of all plans approved by PMC/ PCMC/PMRDA/SDO/ Collector of Pune/ Municipal Council/ competent authority. (Certified by Architect) or corporation.
12.	Architect's certificate showing stage of construction and specifically stating that the construction is going on as per plan sanctioned by PMC/ PCMC/SDO/PMRDA/Collector of Pune/ SDO/Municipal Council/competent authority.
13.	Declaration from the Developer regarding status of project Finance for the subject Scheme.
14.	Affidavit of non-Encumbrance cum undertaking from developer / Builder stating that the land with proposed construction is free from any encumbrances, charges, lien and litigation and undertaking stating that upon compliance of the scheme, as per the provisions of Maharashtra Ownership Flat Act, he will form either Co- Op housing Society or Apartment of the flat owners and execute final conveyance accordingly.
15.	Draft of Agreement to sell to be executed with prospective purchasers.