

# Batch 4: Financial & Mortgage Documents

## 46. Home Loan Agreement

### 1. What is this?

Legal agreement between borrower and bank detailing home loan terms & conditions.

### 2. Who Needs It?

Property buyers in Delhi NCR availing home loans.

### 3. Legal Importance

Mandatory document for loan disbursement, defines EMI, tenure, interest rates.

### 4. How SaleDeed.com Helps

We assist in document vetting, explaining clauses, and providing customized drafting if needed.

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## 47. Loan Sanction Letter

### 1. What is this?

Official letter from bank approving the home loan with sanctioned amount, tenure, and rate.

### 2. Who Needs It?

Loan applicants in Delhi NCR after bank's due diligence.

### 3. Legal Importance

Required for executing sale agreement and initiating loan disbursement.

### 4. How SaleDeed.com Helps

We coordinate with banks for quick issuance and clarify terms for our clients.

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## 48. No Objection Certificate (NOC) from Bank

## **1. What is this?**

**NOC certifying that the borrower has cleared all dues and bank has no claim on the property.**

## **2. Who Needs It?**

**Borrowers who have fully repaid home loans in Delhi NCR.**

## **3. Legal Importance**

**Essential to remove bank's lien/mortgage from property title.**

## **4. How SaleDeed.com Helps**

**We assist in drafting NOC requests and ensure bank issues NOC promptly for registry updates.**

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## **49. Loan Repayment Statement**

### **1. What is this?**

**A detailed ledger showing EMI payments, outstanding dues, and interest paid.**

## **2. Who Needs It?**

**Borrowers tracking loan closure and for income tax proof.**

## **3. Legal Importance**

**Needed for loan settlement, IT returns, and financial audits.**

## **4. How SaleDeed.com Helps**

**We obtain official repayment statements from banks and organize them for clients.**

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# **50. Foreclosure Letter**

## **1. What is this?**

**Official letter from bank confirming early closure of home loan.**

## **2. Who Needs It?**

**Borrowers in Delhi NCR closing their home loan before tenure completion.**

## **3. Legal Importance**

**Necessary for clearing bank lien and**

updating land records.

#### 4. How SaleDeed.com Helps

We draft foreclosure requests and ensure timely issuance of foreclosure letters from banks.

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### 51. Hypothecation Agreement

#### 1. What is this?

Agreement where property is pledged as security without transferring possession to the lender.

#### 2. Who Needs It?

Borrowers availing loans against property (LAP) in Delhi NCR.

#### 3. Legal Importance

Establishes lender's right over the property until loan repayment.

#### 4. How SaleDeed.com Helps

We draft hypothecation agreements as per

**Delhi legal templates and assist in bank compliance.**

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## **52. Memorandum of Deposit of Title Deed (MODT)**

### **1. What is this?**

**Document registered at Sub-Registrar office confirming the borrower has deposited property title deeds with the bank.**

### **2. Who Needs It?**

**Borrowers taking a home loan or loan against property (LAP) in Delhi NCR.**

### **3. Legal Importance**

**Acts as official record of mortgage; MODT attracts stamp duty in Delhi (~0.1–0.3% of loan amount).**

### **4. How SaleDeed.com Helps**

**We draft MODT, calculate applicable duty,**

and coordinate MODT registration at Delhi Sub-Registrar.

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## **53. Loan Clearance Certificate**

### **1. What is this?**

Certificate from bank stating that the entire loan has been cleared and no dues are pending.

### **2. Who Needs It?**

Borrowers post-loan repayment in Delhi NCR.

### **3. Legal Importance**

Needed to update land records and remove bank lien from property.

### **4. How SaleDeed.com Helps**

We assist in filing clearance requests and ensure smooth processing with the bank for prompt certificate issuance.