

Batch 10: Society / Apartment / RWA Documents

82. Society Membership Agreement

1. What is this?

Agreement between the property owner and housing society confirming membership and rights in common areas.

2. Who Needs It?

Apartment owners in cooperative group housing societies (CGHS) or DDA flats in Delhi NCR.

3. Legal Importance

Required for society records, participation in meetings, and maintenance services.

4. How SaleDeed.com Helps

We draft society membership agreements and handle society formalities for seamless transfer.

83. Society Transfer NOC

1. What is this?

No Objection Certificate from RWA or Cooperative Society approving ownership transfer to the buyer.

2. Who Needs It?

Sellers and buyers of apartments/flats in registered societies.

3. Legal Importance

Mandatory for registry in Delhi NCR cooperative group housing societies.

4. How SaleDeed.com Helps

We manage the entire process of obtaining NOC from the Society including documentation and follow-ups.

84. RWA Membership Documents

1. What is this?

Documents confirming enrollment as a member of the Residents Welfare Association (RWA).

2. Who Needs It?

Flat/house owners in gated communities or plotted societies.

3. Legal Importance

Needed for participation in society governance and maintenance coordination.

4. How SaleDeed.com Helps

We assist in completing RWA membership applications and maintain official records.

85. Builder Buyer Agreement (BBA)

1. What is this?

Agreement between builder and buyer

outlining sale terms, payment schedules, possession timelines.

2. Who Needs It?

Buyers purchasing under-construction flats/projects in Delhi NCR.

3. Legal Importance

Mandatory for property registration, loan approvals, and legal safeguards under RERA.

4. How SaleDeed.com Helps

We draft/review BBAs ensuring RERA compliance and protect buyer interests.

86. Maintenance Agreement

1. What is this?

Agreement defining maintenance charges, services, and responsibilities between owner and RWA/Society.

2. Who Needs It?

Apartment owners, villa owners, and commercial unit owners in societies.

3. Legal Importance

Clarifies scope of maintenance services and fee structures, avoids disputes.

4. How SaleDeed.com Helps

We draft maintenance agreements in line with Delhi Apartment Ownership Act and Society bylaws.

87. Allotment Letter

1. What is this?

Letter issued by builder or authority (DDA, L&DO, etc.) allotting a specific property unit to the buyer.

2. Who Needs It?

All home buyers in Delhi NCR; required during loan processing and registry.

3. Legal Importance

Acts as initial proof of property allotment until registry.

4. How SaleDeed.com Helps

We verify allotment letters, assist in drafting in case of private builders, and guide documentation for official allotment.

88. Possession Letter

1. What is this?

Letter issued by builder or seller confirming handover of physical possession of property to buyer.

2. Who Needs It?

Property buyers in Delhi NCR post completion of construction.

3. Legal Importance

Essential for registry, mutation, and utility connection applications.

4. How SaleDeed.com Helps

We assist in drafting and formalizing Possession Letters as per Delhi property laws.

89. Construction Stage Certificate

1. What is this?

Certificate issued by the builder detailing construction progress (Plinth Level, Superstructure, etc.)

2. Who Needs It?

Buyers availing home loans; banks require this before loan disbursement at various stages.

3. Legal Importance

Required by banks to ensure funds are released as per construction milestones.

4. How SaleDeed.com Helps

We liaise with builders, verify construction status, and obtain stage-wise progress

certificates.