

Batch 2:Government Related Documents

22. Stamp Duty Calculator & Challan

1. What is this?

A tool to calculate exact stamp duty based on Delhi circle rates and generate official e-Challan for payment.

2. Who Needs It?

Anyone executing Sale Deed, Gift Deed, Lease Deed, or Relinquishment in Delhi NCR.

3. Legal Importance

Payment of correct stamp duty is mandatory before property registration; non-payment results in penalty and deed cancellation.

4. How SaleDeed.com Helps

We provide real-time stamp duty

calculation for Delhi NCR, generate e-Challan, and assist in payment process.

23. Registration Documents (Sub-Registrar Forms)

1. What is this?

All necessary government forms required for deed registration at Delhi Sub-Registrar office.

2. Who Needs It?

Buyers, Sellers, Donors, Attorneys, or Lessees involved in property transactions in Delhi NCR.

3. Legal Importance

Without these forms (Form 60, ID Proofs, Property Details, NOCs), registry is invalid.

4. How SaleDeed.com Helps

We prepare and submit all registry forms, book registration slots, and coordinate

with Delhi Sub-Registrar.

24. Mutation Application

1. What is this?

Application to update property ownership in DDA, MCD, NDMC, or Revenue Department post-sale.

2. Who Needs It?

New property owners in Delhi NCR after Sale Deed, Gift Deed, or Relinquishment.

3. Legal Importance

Mutation is essential for paying property tax under the new owner's name.

4. How SaleDeed.com Helps

We draft, file, and follow up Mutation Application with Delhi local bodies (MCD/DDA/NDMC).

25. Mutation Certificate

1. What is this?

Official document confirming that mutation has been completed and ownership is updated in land records.

2. Who Needs It?

Property buyers, heirs, and owners in Delhi NCR.

3. Legal Importance

Required for future sale, loans, and as a proof of legal ownership in Delhi.

4. How SaleDeed.com Helps

We obtain certified Mutation Certificate and deliver it to your address post-approval.

26. NOC for Transfer from Development Authority

1. What is this?

No Objection Certificate from authorities like DDA, L&DO, HUDA, GNIDA before transferring property.

2. Who Needs It?

Owners of authority-allotted flats/plots wishing to sell or gift in Delhi NCR.

3. Legal Importance

Registration won't proceed without this NOC in Delhi authority properties.

4. How SaleDeed.com Helps

We handle document collection, application filing, and follow-ups for NOC issuance.

27. Land Use Conversion Certificate

1. What is this?

Certificate allowing change in land usage (e.g., Agricultural to Residential) under

Delhi Master Plan norms.

2. Who Needs It?

Landowners in Delhi NCR planning to develop or sell land for residential/commercial purpose.

3. Legal Importance

Unauthorized land use invites legal penalties; conversion approval is mandatory.

4. How SaleDeed.com Helps

We prepare applications, coordinate with DDA/Revenue, and get conversion certificates issued.

28. Encumbrance Certificate

1. What is this?

Certificate proving the property is free from loans, mortgages, or legal disputes.

2. Who Needs It?

Buyers, financial institutions, or investors verifying a property in Delhi NCR.

3. Legal Importance

Essential before purchase or taking a home loan; avoids buying disputed properties.

4. How SaleDeed.com Helps

We obtain Encumbrance Certificates from Delhi Sub-Registrar or Revenue Records.

29. Record of Rights (ROR)

1. What is this?

Revenue record showing ownership details and rights over land in Delhi.

2. Who Needs It?

Landowners requiring legal documentation for sale, mutation, or loan purposes.

3. Legal Importance

Recognized as official proof of ownership and essential for property disputes.

4. How SaleDeed.com Helps

We obtain ROR extracts from Delhi's Tehsil/Revenue Department and deliver verified copies.

30. 7/12 Extract (Maharashtra)

(Note: Not applicable in Delhi NCR; relevant for Maharashtra properties.)

→ This can be replaced by Khasra Girdawari/Khatauni in Delhi NCR context.

30. Khasra Girdawari / Khatauni (Delhi Rural Areas)

1. What is this?

Rural land record indicating area, ownership, and usage of agricultural lands in Delhi rural zones.

2. Who Needs It?

Farmers, landowners, or property buyers in Delhi's villages or outskirts.

3. Legal Importance

Essential for mutations, property sale, or conversions from agricultural use.

4. How SaleDeed.com Helps

We provide updated certified copies of Khasra/Khatoni from Delhi Revenue Dept.

31. Bhulekh (Delhi NCR Villages)

1. What is this?

Digital land record platform showing ownership, area, and usage details.

2. Who Needs It?

Landowners in Delhi's rural regions.

3. Legal Importance

Required for legal disputes, loans, and mutations.

4. How SaleDeed.com Helps

We fetch Bhulekh entries and provide verified copies from Delhi Revenue portals.

32. Land Measurement Reports

1. What is this?

Official survey report confirming exact land dimensions and boundaries.

2. Who Needs It?

Landowners, buyers, or developers in Delhi NCR needing accurate demarcation.

3. Legal Importance

Required for registry, construction, or resolving boundary disputes.

4. How SaleDeed.com Helps

We arrange certified surveyor reports in

Delhi NCR, with official measurement maps.

33. Sanction Plan Copy

1. What is this?

Approved building layout plan from MCD, NDMC, or DDA.

2. Who Needs It?

Builders, developers, or property owners ensuring legal construction compliance.

3. Legal Importance

Mandatory for obtaining Completion Certificate, Occupancy Certificate, or loans.

4. How SaleDeed.com Helps

We retrieve sanctioned plan copies and assist in approval tracking for Delhi projects.

34. Land Measurement Reports (Delhi NCR Context)

1. What is this?

Official report showing the exact size, boundary, and dimensions of land/plot, issued after site survey.

2. Who Needs It?

Landowners, buyers, and developers who need accurate land demarcation for purchase, registry, or construction purposes.

3. Legal Importance

Essential during disputes, for registry accuracy, layout plan approvals, and for confirming land area with Revenue Department.

4. How SaleDeed.com Helps

We coordinate with licensed surveyors, get digital land measurements, and assist

in official documentation for DDA, L&DO, HUDA, etc.

35. Sanction Plan Copy (Delhi NCR Context)

1. What is this?

Approved building plan copy sanctioned by municipal bodies (MCD, NDMC, HUDA, DDA) before construction.

2. Who Needs It?

Property owners, builders, and buyers needing to verify if construction is as per approved building norms.

3. Legal Importance

Mandatory for bank loan processing, registry, Occupancy Certificate, and avoids penalties for unauthorized construction.

4. How SaleDeed.com Helps

We assist in retrieving sanctioned plan

copies from authorities, verify approvals, and manage all compliance formalities.