**PRECAUTIONS**

**Before the Purchase of Property :**

1. Please make sure the Property is Under Mortgage/Litigation/Prohibited list/Court case or not. If found any, contact relating office/officer.
2. Do verify all the Link Documents, and all the papers such as Permission, LRS, Pahanies, or any other related papers to the Purchased Property from the Seller.
3. It is better to take verify with the Legal Advisor/Advocate and take a Legal Opinion.
4. Verify the pending dues to Government authority/office, such as Property Tax, Vacant land tax etc.,
5. Verify the Encumbrance Certificate (EC) relating the property.

**Before the Registration of Property :**

1. Give time to prepare the Regd. Document, Preparation of Document with Hurry burry, there is a chance to Mistakes.
2. Spend time to read the Document CAREFULLY, if any mistakes found make corrections before the Registration. After registration there is no use of verify.
3. VERIFY the details of Names of Executants and Claimant, Sy.No., Plot No.., House No., Area of the Land, Plinth area, Boundaries of the purchased property and Link Document No’s., etc., before the Registration.
4. In case of any discrepancy in the details found subsequently in the marriage certificate issued by the Sub Registrar, there is a cumbersome procedure involved to get rectify such discrepancies.
5. Mention the payment details of Sale Consideration.
6. Don't forget to take all the Link Documents, and all the papers such as Permission, LRS, Pahanies, or any other related papers to the Purchased Property from the Seller.

**After the Registration of Property :**

1. Make sure all the details of the property entered correctly or not in the records of the Registration Office. If found any wrong fed, immediately bring them to the notice of the Sub Registrar and get them rectified.

**Requirement for AGREEMENT OF SALE / SALE DEED /GIFT DEED**

(Always it is better to take Original and latest copies)

1. Aadhar Cards, PAN Cards of Parties (Buyer, Seller, Donor, Donee)
2. Already Registered Document.
3. Plot/House site plan.
4. Permissions, Property Tax Receipts,
5. Electricty Bill, Water Bill receipts.
6. Photograph of the SITE and Location with Google Map Co-ordinates.
7. Two Identified Witnesses along with their Aadhar Cards.

**Requirement for MORTGAGE/MOTD/MORTGAGE RELEASE DEEDS & etc**

(Always it is better to take Original and latest copies)

1. Aadhar Cards, PAN Cards of Executants
2. Already Registered Document (link Document).
3. Legal opinion which is already taken from Bank Legal Adviser.
4. Two Identified Witnesses along with their Aadhar Cards.

**General Requirement for General/Special Power of Attorney, Partition Deed, Will Deeds, Lease Deeds, & etc**

(Always it is better to take Original and latest copies)

1. Aadhar Cards, PAN Cards of Executants
2. Already Registered Document (link Document).
3. Two Identified Witnesses along with their Aadhar Cards.
4. Details of rent (in case Lease deed)

**We prepare all types of Drafts : <HOME**>

Agreemnt of Sale, Sale Deed, Gift Deeds, Development Agreement Deeds, Partition Deeds, Lease Deeds, Power of Attorney (General & Special), Will Deeds, Release of Rights, Mortgage, Memorandum of Deposit of Title Deeds, Mortgage Release & etc.,

**HINDU MARRIAGE REGISTRATION**

**REQUIREMENTS**

(Always it is better to take Original and latest copies)

1. Bride’s minimum age at the time of solemnization of marriage must be 18 years ( completed).
2. Bridegroom’s minimum age at the time of solemnization of marriage must be 21 years (completed).
3. Bride and Bridegroom AADHAR CARD.
4. Copies of SSC Certificates of wife and husband or passport copies (for Date of Birth proof).
5. Wedding invitation card.
6. Three photograph of marriage ceremony/traditions capturing both wife and husband.
7. Three witnesses to sign in the form & in the register of Registrar office. (Witnesses attend with their Aadhar cards)

**PRECAUTIONS**

Check thrice the details filled in the Form. **Names of the BRIDE and BRIDE GROOM** shall always be tallied with the names given in the passport/SSC and other certificates. Otherwise, at the time of issuance of visa and other certificates, you may have to face problem.

It is advisable to mention the name of the wife (bride) before and after marriage. (as per your require)

Check all the details before the issue of certificate and if there are any discrepancies in the names or any other details, immediately bring them to the notice of the Sub Registrar and get them rectified.

It is advised to take all the precautions and thorough check of the documents during marriage registration itself.

***For better understanding of the statutory position, the relevant portion of Hindu Marriage Act, 1955 is given below:***

SECTION 5. CONDITIONS FOR A HINDU MARRIAGE

* A marriage may be solemnised between any two Hindus, if the following conditions are fulfilled, namely:-
* neither party has a spouse living at the time of the marriage;
* at the time of the marriage, neither party- is incapable of giving a valid consent to it in consequence of unsoundness of mind ; or
* though capable of giving a valid consent, has been suffering from mental disorder of such a kind or to such an extent as to be unfit for marriage and the procreation of children;

or

* has been subject to recurrent attacks of insanity or epilepsy;
* the bridegroom has completed the age of twenty one years and the bride, the age of eighteen years at the time of the marriage;
* the parties are not within the degrees of prohibited relationship, unless the custom or usage governing each of them permits of a marriage between the two;
* the parties are not sapindas of each other, unless the custom or usage governing each of them permits of a marriage between the two.

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Form\_32A (Representative on behalf of Buyer)