



## Editorial...

Dear Readers,  
Thank you very much for such an overwhelming response to the first issue of Anulom Newsletter. We are sure that the information shared in the Newsletters will be very much useful to you in various walks of life. Anulom will be coming out with such varied subjects in the forthcoming Newsletters. We welcome your suggestions on the subjects you wish to have the information.

officer within the local limits of whose jurisdiction the whole or any part of the property is situated, and the said officer shall file the same in his Book No. 1.

### Who is responsible for notice of intimation?

Filing the Notice of Intimation lies solely with the mortgagor/s, borrower/s.

### What happens if you don't file notice of intimation?

The non-registration of agreement / non-filing of notice of intimation may defeat the

## NOTICE OF INTIMATION

### What is mortgage property?

A mortgage loan is a type of secured loan where you can avail funds by providing your asset as collateral to the lender. A mortgage is usually a loan sanctioned against an immovable asset like a house or a commercial property. The lender keeps the asset as collateral until the borrower repays the total loan amount.

### What is the difference between registered mortgage and equitable mortgage?

In case of registered mortgage, the MOE (Memorandum of Entry) between mortgagor and mortgagee has to be registered with Sub-registrar office by physically visiting the SRO office after paying relevant stamp duty and registration fee. In case of equitable mortgage, the MOE between mortgagee and mortgagee remains with the bank. The original documents of the property are also held in safe custody of the bank. This MOE is

not required to be registered with SRO. But it is the responsibility of mortgagor to file a Notice of Intimation informing the SRO about loan amount, mortgagor, mortgagee, property address, interest rate and list of documents submitted to bank.

### What is the notice of intimation?

Every person who has mortgaged immovable property by way of a mortgage, by depositing title deeds under clause (f) of section 58 of the Transfer of Property Act, 1882 (IV of 1882) shall, **within thirty days** from the date of the mortgage, file a notice of intimation of his having so mortgaged the property, giving details of his name and address, name and address of the mortgagee, date of mortgage, amount received under the mortgage, rate of interest payable, list of documents deposit and the description of the immovable property in the manner required by section 21, to the registering



legality of the mortgage and cause injury to the interests of parties involved. Any person who fails to file such notice within the prescribed time limit under section 89B, shall be liable for punishment under section 89C of the Act, with an **imprisonment** for a term which shall not be less than one year, but which may for a term which may extend to three years and shall also be liable to **fine**.

### What if notice of intimation is not done within 30 days?

If the mortgage agreement is not registered, the filing of the notice of intimation has to be initiated and filed within 30 days from the date of mortgage, as per the Govt. procedure and Rules applicable. There is no extension of time limit in this case.

### What is intimation charge?

**Administrative fee:** Some lenders split the processing fee into two parts. The one charged after the loan is sanctioned is called administration fee.

**Intimation of registration fee:** Intimation to the sub registrar's office is a new process.

### What happens if a mortgage is not registered?

It is becoming more common for mezzanine lenders to accept an unregistered mortgage as security for a loan. While an unregistered mortgage gives the lender priority over any of the borrower's unsecured creditors, an unregistered mortgage **does not give a lender the same entitlements or benefits as a registered mortgage**.

### What is IGR process?

All immovable property needs to be registered in the government records and Inspector General of

Registration (IGR) is the authority where it needs to be registered. IGR Registration is the **process of registering immovable property with the state government**.

### e-Filing of Notice of Intimation

e-Filing means online or electronic filing of notices of intimation of mortgage of property is specified in Sec. 89B of the Registration Act 1908, filed through e-Filing module, developed by Inspector General of Registration. e-Registration means online or electronic registration of documents. The parties are not allowed to attach any external File in the body of the document. These amendments are dispensed so as to safeguard the interests of banks and society.

### Is mortgagor the borrower?

The **mortgagor** is often referred to as the **borrower**. A **mortgagee** is an entity that lends the **mortgagor** money. This entity is typically referred to as the **lender**.

### What is MOE in mortgage?

Typically, the lender executes a memorandum of entry (**MOE**), which records the delivery of the title documents by the mortgagor to the lender. An **MOE** in the form of an agreement which records the bargain between the parties/is executed by both parties, may have ad valorem stamp duty implications.

### How do I release a registered mortgage?

And after closing the loan, the bank/HFC will execute memorandum of release of mortgage. Again, the borrower has to approach the Sub-Registrar, pay stamp duty and registration fees and get the mortgage released.

### How do I remove a registered mortgage?

If the mortgage has been registered, then you should **take an NOC from registrar's office** to get the lien removed. For this, both the parties, borrower and representative of the bank need to be present there. In case, the mortgage is not registered, the bank will simply return your documents.

## ANULOM THE SIMPLEST WAY TO REGISTER RENTAL AGREEMENTS AT YOUR DOORSTEP

### Services from Anulom

- Rent Agreement Registration
- Notice of Intimation
- Tenant Search
- Loan Facilitation
- Digi-sign Documents
- Stamp Vendor – E-Stamp Payment (Digital / Online)
- Marriage Registration
- Property Management
- Police Intimation
- Deposits
- Manual Registrations

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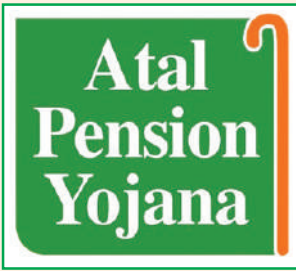
## Comparative Statement between Aadhaar Card and PAN Card

Parameters	Aadhaar Card	PAN Card
Stands For	<ul style="list-style-type: none"> <li>● Unique Identification (UID)</li> <li>● Unique Identification Authority of India (UIDAI)</li> </ul>	Permanent Account Number
Also Known As	UID number, UIDAI Number, AADHAR number, UIDAI card	PAN Number
Country of Usage	India	India
Authorizing Department	Unique Identification Authority of India (UIDAI)	Indian Income Tax Department
Terms of Use	Voluntary	Mandatory for Financial Transactions
Number of Digits	12 (only numbers and not alphabets)	10 (With a combination of both numbers and alphabets)
Collected Data	Biometric type: <ul style="list-style-type: none"> <li>● Photographs</li> <li>● Iris scans</li> <li>● Ten fingerprints of both the hands</li> <li>● Name</li> <li>● Date of Birth</li> <li>● Address</li> <li>● Signature</li> </ul>	<ul style="list-style-type: none"> <li>● Account Number</li> <li>● Name</li> <li>● Date of Birth</li> <li>● Address</li> <li>● Signature</li> </ul>
Primary Purpose	To identify and document every Indian citizen to prevent identity crimes and fraud.	To prevent tax evasion and to help in identifying every financial transaction that is made.
Main Function	Identification needed for welfare schemes and plans	Identification for the Income Tax Department as well as identify every financial transaction made
Residency	Issued to residents and Indian citizens only	A PAN CARD can be issued to individuals who are not Indian citizens but who conduct any type of business in India



In summary, PAN and Aadhaar Card are two valuable documents that every individual should possess to carry out various activities smoothly in day-to-day life. With efforts underway to ensure that every individual residing in India links their PAN and Aadhaar Cards, the government is keen to make the lives of the people of India a lot simpler. With this linking, an individual can **register for a PAN Card** by using their Aadhaar Card.

**Aadhaar number** is a 12-digit random number issued by the UIDAI (“Authority”) to the residents of India after satisfying the verification process laid down by the Authority. Any individual, irrespective of age and gender, who is a resident of India, may voluntarily enrol to obtain Aadhaar number. Person willing to enrol has to provide minimal demographic and biometric information during the enrolment process which is totally free of cost. An individual needs to enrol for Aadhaar only once and after de-duplication **only one Aadhaar** shall be generated, as the **uniqueness** is achieved through the process of demographic and biometric de-duplication.



ATAL PENSION SCHEME

What is pension?

A Pension provides a monthly income to the people during their unproductive years.

What is the need for Pension?

Decreased income earning potential with age, The rise of nuclear Family, Migration of earning members, Rise in cost of living, Increased longevity and Dignified life in the old age due to less financial dependence?

What is the Scheme?

Atal Pension Yojana (APY), a pension scheme was launched by Narendra Modi Government of India in 2015. Under the APY, minimum guaranteed pension between Rs. 1,000/- and Rs. 5,000/- per month will start, after attaining the age of 60 years, depending on the monthly contributions from Rs. 42/- to Rs. 210/- by the subscribers for their chosen pension amount.

Who can subscribe to APY?

Any Citizen of India can join APY scheme. The following are the eligibility criteria: - (i) The age of the subscriber should be between 18 and 40 years. (ii) He / She should have a Savings Bank Account / Post Office Savings Bank Account. The prospective applicants need to provide their valid mobile number to the Bank during their Enrolments under APY, to receive periodic updates on their APY account as well as on APY scheme. Aadhaar Card No. also needs to be provided for the same. A NRI can also enrol under APY.

A subscriber can open only one APY account. Multiple APY accounts are not permitted.

The contributions under APY are invested as per the investment guidelines prescribed by PFRDA for Central Government / State Government / NPS-Lite / Swavalamban Scheme / APY. The contributions thus collected are invested and the funds are managed by namely SBI Pension Fund Pvt. Ltd, LIC Pension Fund Ltd, UTI Retirement Solution Ltd.

During the last 6 years, about 3,50,00,000 people have joined this Scheme, from the States of Uttar Pradesh, Bihar, Bengal, Maharashtra, Tamil Nâdu, Andhra Pradesh, Karnataka, Madhya Pradesh, Rajasthan, Gujarat and Odisha. About 44% Female and 44% youth have subscribed in this Scheme.



FEEDBACK FROM OUR SATISFIED CUSTOMERS...

Had a very pleasant experience in my first assignment with them. Ms. Tejasvi were very cooperative and professional going out of their way to facilitate me in completing my agreement. I highly recommend Anulom for your leave and licence agreement registration requirements.

AKSHAY YADAV

Had a very pleasant experience in my first assignment with them. Mr. Aditya and Ms. Tejasvi were very cooperative and professional going out of their way to facilitate me in completing my agreement. I highly recommend Anulom for your leave and licence agreement registration requirements. Keep up the good work - the whole Team Anulom. God bless you all.

ATUL VACHHARAJANI

Excellent service! Turned around my Registration & Biometric in record time. Big thanks to Tejasvi for helping with the Police Intimation at short notice. Would highly recommend Anulom for Leave & License registration.

RYAN DSOUZA

Excellent service, done police intimation and just completed in 24hrs. Awesome guys and thanks tejasvi for co-operation.

PRAKASH MAHAJAN

I wanted to get a quick house rent agreement done. Anjali from the team assisted me and ensured a smooth and hassle-free process. The registration with the government agency is done and the Anulom team do home visit for biometric and name verification. I have used their service multiple times and find it useful and professional.

Pratik Sharma

Quotable Quotes ...

Don't wait to buy real estate, buy real estate and wait.

- T. Harv Eker

