

Mortgage, Deposit of Title Deeds and Security Master

Mapped: Implementation/source-control module

Two-minute rule

Map mortgage type, secured amount, further charge, collateral documents, release, reconveyance and security perfection.

Decision sequence

1. Instrument substance and linked documents. 2. State/UT and execution/place/property. 3. Article, value, rate, surcharge and concession. 4. Adjudication/payment mode. 5. Execution/cancellation/registration. 6. Cure/refund/remedy.

Practical scenario

A securities issue or transfer is processed through a depository, but the transaction type, consideration, buyer/transferor, domicile State and corporate action are not consistently coded. The control must prevent duplicate or missed collection.

Evidence pack

Act/Schedule/Gazette; State amendments; value working; authority; final instrument; certificate verification; registration; accounting; deficit/refund/appeal chronology.

Red flags

Wrong State; outdated online rate; document splitting; hidden consideration; invalid e-stamp; execution before stamping; uncanceled adhesive; missing adjudication; assumed exemption; missing original.

Legal-use note

Verify current signed Gazette, State rate schedule, market-value rule and authorised payment method.