

ABSTRACT

Based on Indonesia's national goals and the 2020-2024 medium-term development plan, by 2025, it is hoped that Indonesia's economy will become prosperous, independent, and capable of improving public welfare. One of the strategies to achieve this is by supporting the establishment of Micro, Small, and Medium Enterprises (MSMEs), which often require business capital loans. To secure such loans, collateral objects must be bound by a legal right known as mortgage (security rights over land). Once the loan has been repaid, a release process called Deletion of Mortgage is conducted. This internship report is based on hands-on experience gained during the internship and a literature review from relevant academic journals. It aims to provide a comprehensive understanding of the mortgage process and evaluate the transition from manual to electronic systems to enhance efficiency in legal practices related to business capital loan security in Indonesia. This report examines two key issues: the process of establishing mortgage and the differences between manual and electronic deletion of mortgage. The process begins with the issuance of a bank order letter and certificate verification, followed by signing the credit agreement, the power of attorney to impose mortgage, and the deed of granting. After these steps, a cover note is issued, the mortgage is registered, and non-tax state revenue is paid. The mortgage Certificate is issued seven days later. Key differences between manual and electronic deletion of mortgage include their legal basis, process, the involvement of Land Deed Officials processing time, costs, and the resulting products. The electronic system aims to streamline the process by providing faster and more transparent services compared to the traditional manual system.

References: 65 (1998-2024)

Keywords: Notary, Deletion of mortgage, Mortgage, land deed official, HT-el