

# BUYERS' GUIDE



Buying a flat is one of the biggest decisions you will ever make. So it is important to evaluate all the information prior to taking the final decision.



1

Make a wish list of your needs and wants: Layout of the interior, location, lifestyle, commuting distance from place of work, hospital, available modes of transport, etc.

2



Evaluate the options: Buy or rent, instalments or down-payment, resale potential in the future, which builder and project etc.

3



Goodwill of the builder and overall brand: Visit their website and evaluate their credentials.

4

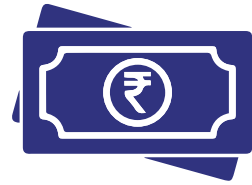


Approvals and licences: Check the builder's paperwork from environmental clearance to approved building plans, as well as status of title to the land.

5



List of banks financing the project: Banks have stringent guidelines and checklists that need to be adhered to prior to approval of projects. Bank approvals are a sure shot indicator regarding relevant documents being in place.



6

Finances: Evaluate your finances. If you are looking at an instalment option, calculate the monthly EMI, the total amount and the EMI period. Make a note of expenses like possession, property tax, insurance, association and maintenance charges.

7



Payment Schedule: The payment schedule should match your financial planning.

8



Construction Status: Find out whether the project is complete and if the flat is ready to move in; or if it is a new launch or an on-going project.

9



Study the available information: Printed brochures, sample plans, walkthroughs, to-scale models, etc. to familiarise yourself with your new home.

10



Documents: Make sure to keep a copy of the booking form, the allotment letter, the agreement and go through them carefully. Check to see if all permits, clauses, sanctions and permissions are in place. Seek a legal opinion if required.

11



New Address: Remember to inform your friends and family of your new address and update your records and documents - Bank account, Voter Card, Aadhar Card, Licences, Gas connection, etc.