

COMPREHENSIVE GUIDE TO HOME BUYING

**A TO Z
FOR
FIRST TIME HOME BUYERS**

Call 9766720453
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Buying your first home is a significant milestone and a big step towards financial security and stability. This guide by Swansh Infratech is designed to help first-time home buyers navigate the complex process of purchasing a property in India. From understanding the basics to navigating legal procedures and financial considerations, this guide covers everything you need to know to make informed decisions. Swansh Infratech wants your home buying journey to be as smooth as possible and wish you all the very best for your once in a lifetime endeavour.



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UNDERSTANDING YOUR NEEDS

WANTS

VS

NEEDS

1. ***Determining your budget***
2. ***Identifying your preferred location***
3. ***Deciding on the type of property (Row House or flat)***

- Determining your budget
 - **Assess your savings, income and loan need**
 - **Narrow down options according to budget**
- Identifying your preferred location
 - **Think about where you want to live**
 - **explore different locations and areas**
 - **consider buying in fast developing areas which give you great value of money.**
- Deciding on the type of property
 - **Consider your lifestyle, family size, and preferences**
 - **Understanding your needs and preferences upfront**
 - **Compare pros and cons of each type of houses accordingly choose Row Houses or Flats**

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RESEARCHING THE MARKET

1. Understanding Property Prices
2. Exploring Financing Options
3. Considering Future Developments
4. Checking Legal Documentation

- Understanding Property Prices

- Online Research
- Consult Real Estate Agents
- Explore Different Areas

- Exploring Financing Options

- Research various home loan options
- Explore government schemes and initiatives for subsidies, lower interest rates, or other benefits

- Considering Future Developments

- Foresight of Upcoming developments in the area
- potential property appreciation rates

- Checking Legal Documentation

- All legal documents are in place like sale deeds, property title etc.

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LEGAL & REGULATORY ASPECTS



1. Understanding Property Ownership Laws in India
2. Checking Property Titles and Land Records
3. Verifying Legal Documents

- Understanding Property Ownership Laws in India
 - **Gain clarity on property ownership laws to understand your rights**
 - **keep imp. legal documents, likesale deeds, title deeds, and property registration documents Safe**
 - **These can prevent you from legal disputes**
- Checking Property Titles and Land Records
 - **Verify property titles and land records diligently.**
 - **Confirm ownership status and history for clarity.**
- Verifying Legal Documents
 - **Thoroughly review sale deed and other paperwork**
 - **Ensure authenticity and compliance with regulations**
 - **Safeguard your interests from potential legal issues**



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SITE VISIT AND INSPECTION

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1. Visiting the Property Site
 2. Inspecting the Construction Quality and Finishes
 3. Checking for Legal Approvals and Compliance

- Visiting the Property Site
 - **Visit the property site and its surrounding areas**
 - **Assess different factors to suit your lifestyle and future needs.**
- Inspecting the Construction Quality and Finishes
 - **Thoroughly inspect the construction quality and finishes**
 - **Evaluate flooring, fixtures, fittings and other functionality**
- Checking for Legal Approvals and Compliance
 - **Verify that the property has obtained all necessary legal approvals**
 - **Confirm the validity of land titles, building permits etc.**

FINANCIAL PLANNING

1. Proper Budgeting
2. Saving for Down payment
3. preparation for Loan
4. Provisions for Other Costs

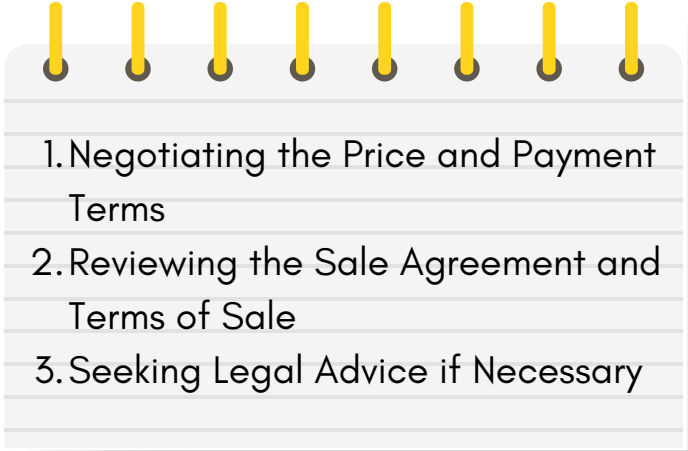
- Proper Budgeting
 - **Consider your income, debts and expenses.**
 - **On this basis set a realistic budget**
- Saving for Down payment
 - **Save for a down payment.**
 - **Higher down payment reduces your loan amount and EMI**
- Preparation for Loan
 - **Maintain a good credit score to get easy loans**
 - **Get all the necessary documents ready and handy**
- Provisions for Other Costs
 - **Closing costs like stamp duty ,GST and other fees**
 - **Emergency funds for unexpected expenses**
 - **Property tax, insurance and maintenance**

Financial Planning

10's 20's 30's 40's 50's 60's 70's 80's

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NEGOTIATION & DOCUMENTATION

- 
1. Negotiating the Price and Payment Terms
 2. Reviewing the Sale Agreement and Terms of Sale
 3. Seeking Legal Advice if Necessary

- Negotiating the Price and Payment Terms
 - **Discussing the price and payment terms with the developer**
 - **Negotiate payment terms that are feasible for both parties**
- Reviewing the Sale Agreement and Terms of Sale
 - **Carefully review the sale agreement and its terms**
 - **Ensure that all agreed-upon terms are accurately reflected in the contract**
 - **Seek clarification on any ambiguous or confusing provisions**
- Seeking Legal Advice if necessary
 - **Seek legal advice from a qualified real estate attorney if needed**
 - **He can review the contract and advise on the due diligence process**



SECURING FINANCING



1. Applying for a Home Loan
2. Understanding Loan Terms and Conditions
3. Arranging for the Down Payment and Other Fees



- Applying for a Home Loan

- **Apply for a Bank Home Loan**
- **Complete the necessary documentation**
- **ensure all required paperwork is submitted in a timely manner**

- Understanding Loan Terms and Conditions

- **Thoroughly review the terms and conditions of the home loan offer**
- **Pay attention to interest rate, loan tenure, repayment schedule, processing fees and other applicable charge**

- Arranging for the Down Payment and Other Fees

- **Arrange for the down payment as per the lender's requirements**
- **Budget for other fees and charges associated with the loan proces**

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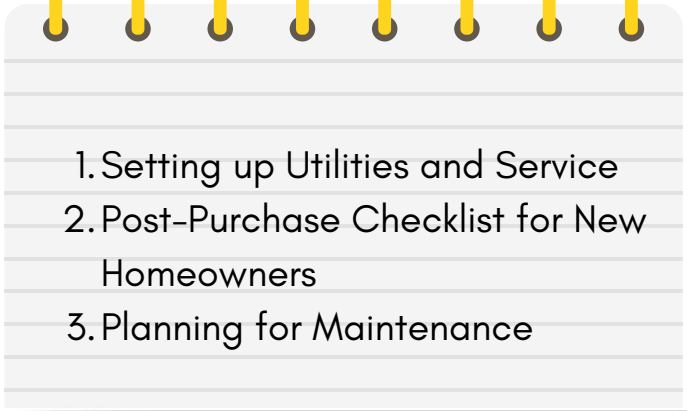
CLOSING THE DEAL

- 
1. Signing the Sale Deed
 2. Completing Registration Process
 3. Taking Possession

- Signing the Sale Deed
 - **Finalize the purchase by signing the sale deed and other legal documents**
 - **ensure all terms are understood and agreed upon**
- Completing Registration Process
 - **Contact local authorities to start registration process.**
 - **Fulfill legal requirements for compliance.**
 - **Officially transfer ownership with proper documentation.**
- Taking Possession
 - **Verify completion of formalities before taking possession.**
 - **Ensure promised amenities are present.**
 - **Finalize handover process after thorough verification**

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POST-PURCHASE CONSIDERATIONS

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1. Setting up Utilities and Service
 2. Post-Purchase Checklist for New Homeowners
 3. Planning for Maintenance

- Setting up Utilities and Service
 - **Arrange for electricity, water, and internet connections**
 - **Prioritize immediate setup for essential amenities**
- Post-Purchase Checklist for New Homeowners
 - **Update address with relevant institutions and authorities.**
 - **Purchase homeowner's insurance for property protection.**
 - **Familiarize yourself with neighborhood**
- Planning for Maintenance
 - **Develop a maintenance plan for your property.**
 - **Budget for regular upkeep and repairs.**
 - **Address maintenance issues promptly to preserve value.**

THANK *You*

CONSIDER SWANSH INFRATECH FOR YOUR DREAM HOME



Quality Work

With our dedication to quality, transparency, and customer satisfaction, we stand out as your ideal choice.



Ready Possession

Our Row Houses are Ready-To- Move-In .You can Take Possession immediately after purchasing.



Book Site Visit

Book a Site Visit today with our team. Take the next step with Swansh Infratech and let us turn your homeownership dreams into reality

**CONNECT
WITH US**



**Near Parvati Nagar2 Railway
Crossing, Amravati**



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