DUE OBLIGATIONS FOR PROPERTY PURCHASES

**Guest Column**

R eal estate buyers are often aware that many contracts mention the condition of any property, and that would not apply easily on any successful transaction as the buyer is engaged in a customization process. One of the key factors in the due diligence process is the thorough inspection of the property. There are many things that need to be considered before you buy a property, but are not necessarily expected to be covered in the contract. The due diligence process needs to be assessed at a professional level by a property management company or a real estate agent for the locality for a while.

For a due diligence, the approved drawings of the project, a copy of the UCC (urban and community planning commission’s) plan and a clear checklist should ensure that due diligence is completed and all necessary legal documentation of any kind is also available for the property owner and the proper official. If the company is having a new campus or store and all the proper permits and re-registration should be done before hand over. The documents required for registration of a residential flat, apart from the sale deed, will include a letter from the society that reflects the number of units in the society, a copy of the society’s constitution, a copy of the society’s minutes of the board in the last 10 years and a property tax clearance certificate.

The due diligence process is not the same as the due diligence of a property in one which is under construction, but the due diligence for real estate properties has also standardized.

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T he 80s and 90s were the era when the generation was growing up attuned to song numbers. It was nothing to be ashamed of for an 80s or 90s kid to be able to hum ‘Laila De Khoon Ka Khel’ and ‘Laila Main Laila’ piecemeal. Nowadays, clothes to wear or a fashion statement can be described in the images of south India. It has changed, it has changed our way of looking at the world. But what has not changed is the way we look at travel, and that includes tourism experiences. The world today is a whole new world with the advent of technology.

Consumption is less about the need of the moment and more about the way of living. The world is changing and the way we look at tourism and travel is changing. The new age traveler is no longer just a tourist, but is looking for a unique and personalized experience that aligns with their personal interests.

Branding For The Future: The Future of Branding in a Complex World

**Prateek N. Vaid**

Chairman and Managing Director

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