



AGARWAL ESTATES™
TRUST Redefined

Legal Omission & Verification



Happy Homes... Happy Families

One Stop, all solutions - Real Estate Services

Founded by NRI/Techie (Ex-Cisco/TCS/HP/Atos Origin)

A Venture to Redefine TRUST with a unique concept of

All we need is Your Autograph!™



ConsultantsReview 25 MOST PROMISING
REAL ESTATE 
CONSULTANTS - 2016



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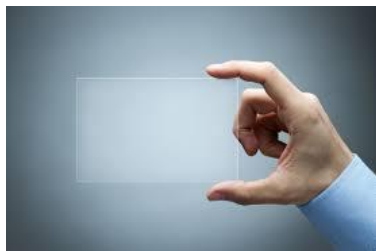
IMPORTANT DOCUMENTS TO ARRANGE AND VERIFY TO AVOID OMISSIONS

Documents required for Legal verification of resale property	Original Source	KEY (Knowledge Empowers You!): Points to verify
Sale agreement between first buyer and builder	Builder	Cross verify Spelling of Name, NRI/Resident address, Power of Attorney(GPA), Address of property (Schedule C), Size (UDS, Super Built-up and Built-Up: Sq Ft), Count No. of pages, Serial#, Quality of Copy
Construction agreement between first buyer and builder	Builder	
Sale deed in Current seller name	Sub-Registrar	
Previous Sale deed(s) (If any)	Sub-Registrar	If property is sold more than once
Khata certificate and extract in seller name or Affidavit	BBMP	Verify Name and address of property, Square Feet
Latest property tax paid receipt	BBMP	Verify Name and address of property and Year
Mother / Title deed (Approved Floor Plan, Building Sanction Plan, Occupancy Certificate, Conversion Order)	Owner Association Builder	Typically, these docs are available with Owner Association. Seek legal opinion from legal Experts
Specific Power of Attorney/GPA (If any)	Lawyer/ Notary	Check First/Last page of Sale Deed/ATS/Construction Agreement
Settlement Deed (If any)	Sub-Registrar	In case new owner is added in existing list of owner/s
Release Deed (If any)	Sub-Registrar	In case owner has released his rights of the property
Rectification Deed (If any)	Sub-Registrar	Any Typographical error/changes/Rectification in original Sale deed
Assignment Agreement/Endorsement Certificate (If any)	Builder	In case property is not yet registered by owner

Documents required for Legal verification of resale property	Original Source	KEY (Knowledge Empowers You!): Points to verify
Car Parking Allotment letter	Builder	
Possession letter	Builder	
Electricity/Water Bill in name of owner	Seller	Water Bill is not available in apartment complex (Generally)
Is there a Bank Loan / Loan Closure letter	Loaner Bank	If yes, how much is amount and name of Loaner Bank
Owner's ID/Address Proof/PAN Card/Cancelled Cheque	Seller	Self attested. <u>Buyer need to apply for TAN for TDS from NRI.</u>
Latest EC from last 15 years or from the date of construction	Sub-Registrar	Not Available in case property is not yet registered by owner
No dues certificate from flat owners association	Owner Association	
Declaration-cum-undertaking	Builder	Not required (In case flat is not registered, Builder needs it)
Legal Document verification	Buyer's lawyer	Buyer's lawyer will verify above documents
Sale agreement between current seller and buyer	Buyer's lawyer	Has to be prepared by Buyer's lawyer
Sale deed between current buyer and seller	Buyer's lawyer	Has to be prepared by Buyer's lawyer
Registration of Sale Deed	Buyer's lawyer	Has to be registered by Buyer's lawyer at Sub-Registrar office
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Agarwal Estates Unique Differentiator

Agarwal Estates, a one stop, all solutions - real estate services venture, utilizes the promoter's extensive experience in process implementation, service delivery and standard methodologies to suit the requirements of the real estate market in India. This has helped us in delivering high quality services - on time - and also enabled us to successfully launch the concept of: **All we need is your autograph!**™



TRANSPARENCY is the CORE VALUE of Agarwal Estates

Being a **transparent** organization, we empower our customers through our revolutionary concept and key initiative called as **KEY (Knowledge Empowers You)**. We share all the information with customers to enable them to make informed decisions. We have been constantly getting acknowledged by our existing customers about the **Knowledge** we share with them.

Agarwal Estates provides end-to-end solutions:

- **Real estate advisory:** Overseas investments, buy-back options, Flexible investment amount, etc.
- **Buy/sell/rent property:** Understanding your needs and providing the right solutions
- **Property and tenant management:** Peace of mind, guaranteed rent
- **Home loans:** Free consultancy, awareness about hidden charges, maximum savings
- **Home décor & interiors:** Six weeks completion for a standard 3 BHK starting at Rs 3+ lakhs
- **Allied services:** Property tax, Electric meter transfer, Vastu, etc.

ONE STOP, ALL SOLUTIONS - REAL ESTATE SERVICES



Agarwal Estates aspires to empower customers with the **right knowledge** to enable them to make the **right decisions** at the **right time**.



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