

10 Things to Consider Before Buying Your Dream Flat

Introduction

Buying your dream flat is not just an emotional decision—it's one of the biggest financial investments you'll ever make. Whether you're a first-time buyer or planning to upgrade your current space, it's essential to weigh every factor carefully. Here's a **comprehensive checklist of 10 things to consider before booking your dream flat**.

1. Location

The right location enhances your quality of life and property value. Make sure the flat is close to daily essentials like schools, hospitals, markets, and public transport. Areas like **Tollygunge Metro** in South Kolkata are highly sought-after for their convenience and connectivity.

2. Builder Reputation

Choose a developer with a proven track record. Trusted names like **Mayfair Group** are known for delivering quality projects on time with full transparency.

3. RERA Registration

RERA (Real Estate Regulatory Authority) ensures buyer protection. Always verify if the project is **RERA-approved**, so you are legally safeguarded against delays and discrepancies.

4. Carpet Area vs. Built-up Area

Understand the **difference between carpet area and built-up area**. Don't get misled by just the super built-up size; confirm how much usable space you'll actually get.

5. Connectivity & Infrastructure

Your home should be connected to major roads, metro stations, and public utilities. Good infrastructure leads to **better lifestyle and higher appreciation** in the long term.

6. Amenities Offered

Evaluate the in-house amenities like **security systems, parking, power backup, play areas, gyms**, etc. These features enhance your living experience and increase resale value.

7. Legal Documents

Ensure the builder provides clear **title deed, municipal approvals, occupancy certificates**, and property tax receipts. Legal clarity protects you from future complications.

8. Pricing Transparency

Apart from the base cost, check for **hidden charges** like GST, registration fees, parking charges, and maintenance deposits. Ask for a full cost breakdown.

9. Loan Eligibility

Check your **home loan eligibility** with multiple banks. It's better to get pre-approved so you can budget more effectively and close the deal faster.

10. Future Growth Potential

Look for projects in areas with rising real estate demand. [Mayfair Smart City](#) near Tollygunge Metro, for example, offers excellent long-term appreciation opportunities due to its prime location and modern infrastructure.

Conclusion

Buying your dream flat can be smooth and satisfying—if you approach it with a checklist in hand. Do your homework, compare projects, and choose a developer you can trust. With projects like **Mayfair Smart City**, you get the perfect blend of location, quality, and affordability in South Kolkata.