**Villas and Duplex**

| **Check** | **Percentage Importance** | **Description** | **Yes/No** |
| --- | --- | --- | --- |
| **Legal Clearances** | 25% | Verify the title deed, encumbrance certificates, and necessary approvals from local authorities. |  |
| **Construction Quality** | 20% | Inspect the quality of materials used and construction standards, looking for signs of structural damage. |  |
| **Location** | 15% | Assess proximity to amenities such as schools, hospitals, markets, and workplaces. |  |
| **Builder’s Reputation** | 15% | Research the builder’s track record, past projects, and customer reviews. |  |
| **Amenities and Facilities** | 10% | Ensure availability of security, parking, power backup, and recreational facilities; check their maintenance. |  |
| **Price Verification** | 10% | Compare the property's price with similar properties in the area to ensure it aligns with market rates. |  |
| **Legal Documentation** | 5% | Ensure all necessary documents, such as Sale Agreement, Sale Deed, and possession certificate, are registered. |  |

When buying a villa or duplex, it's essential to conduct thorough checks to ensure a secure and valuable investment. Here are the checks to be done, along with their relative importance expressed as a percentage:

**1. Legal Clearances (25%):**

Verify the title deed to ensure clear ownership.

Obtain encumbrance certificates to confirm the property is free from legal dues.

Ensure all necessary approvals from local authorities are in place.

**2. Construction Quality (20%):**

Inspect the quality of materials used and construction standards.

Look for any signs of structural damage or poor workmanship.

**3. Location (15%):**

Assess the proximity to essential amenities such as schools, hospitals, markets, and workplaces.

Consider future development plans in the area that might affect the property's value.

**4. Builder’s Reputation (15%):**

Research the builder’s track record and past projects.

Look for reviews and feedback from previous buyers.

**5. Amenities and Facilities (10%):**

Ensure the availability of amenities such as security, parking, power backup, and recreational facilities.

Check the quality and maintenance of these amenities.

**6. Price Verification (10%):**

Compare the property's price with similar villas or duplexes in the area to ensure it aligns with market rates.

**7. Legal Documentation (5%):**

Ensure all necessary documents such as Sale Agreement, Sale Deed, and possession certificate are in place.

Make sure all documents are duly registered and stamped.

By prioritizing these checks according to their importance, you can make a well informed decision when buying a villa or duplex and mitigate potential risks associated with the investment.