

■ Saundarya Jain  
@timesofindia.com

**H**ave you resolved to buy a house in 2025? While it's easier said than done, planning from the get-go will allow you to meet your goal on time. From easing your property hunt to securing the best deal on a home loan, here's how you can realise your dream of homeownership.

#### FINDING THE IDEAL ABODE

Firstly, narrow down your search to a few promising options. Rahul Thomas, whole-time director at Suraj

Estate Developers Ltd., mentions, "Beyond traditional real estate portals, explore hyperlocal social media groups and community forums to get a real sense of the area and residents' experiences. Focus on high-potential micro markets where infrastructure projects such as metro expansions and commercial developments are set to increase property values. Opt for projects in well-established neighbourhoods with strong growth potential." He also advises buyers to consult with trusted experts for a well-informed decision. Saurabh Runwal,

director at Runwal Realty, predicts a considerable appreciation in property prices this year. So, the sooner one invests, the better. "Proximity to key hubs, amenities, and infrastructure can significantly enhance the value of your property. Most importantly, choose a trusted

developer with a proven track record of timely delivery and quality construction," he says.

#### REVIEW LOAN OPTIONS

Finalising a home is futile if you don't have a financing plan. Anil Jain, chief credit and operation

officer (CCOO) at Aadhar Housing Finance Limited, recommends visiting various home loan providers, such as housing finance companies (HFCs) and banks, to compare their offerings. "Each institution has different interest rates, fees, and eligibility criteria, so

per cent, as it decreases the loan amount and the loan-to-value (LTV) ratio, providing better terms. Additionally, lenders appraise the property value to ensure it aligns with the requested loan amount while considering your existing debt obligations."

# Find the key to your dream home in 2025



year. This entails not only selecting a property nearing completion or a ready-to-move-in option but also conducting due diligence. Nakul Vohra (name changed on request), a Navi Mumbai resident, shares, "Although I invested in a fully constructed project in 2021, I still haven't

Focus on high-potential micro markets where infrastructure projects and commercial developments are set to increase property values

**If you're planning to acquire a new place this year, careful research and financial preparation can help transform your aspiration into reality. So, follow these expert tips to stay on the right track**

exploring multiple options helps secure the best deal. Organise your financial records, including salary slips, tax returns,

and bank statements. Likewise, self-employed individuals must properly document their business income, balance sheets, and IT returns to streamline the application process," he details.

#### HOW TO AVOID SURPRISES

Be thorough in your decision-making if you want to move into a new home this

received possession of my flat due to the pending OC (Occupancy Certificate), which has led to multiple legal hearings." Hence, experts suggest reviewing the project's legal status along with its construction stage.

In addition to avoiding legal pitfalls, con-

sumers must be wary of hidden costs. Rahul Mehrotra, MD and CEO at Religare Housing Development Finance Corporation Limited (RHDFCL), asserts, "Expenses like maintenance, taxes, management fees, and insurance can accumulate quickly, impacting your cash flow if not accounted for. So, instead of trendy locations or projects, prioritise areas with solid long-term value for stable growth. Avoid emotional decisions and ensure each purchase aligns with a clear financial strategy."

Lastly, plan your purchase to take advantage of seasonal incentives during special occasions. "For example, many developers offer festive schemes with instalment-based payment schemes to reduce the lump sum requirement," states Mehrotra.

So, focus on these strategies to navigate the property market seamlessly and work towards achieving your homeownership goal in 2025.



ALPHOTOGRAPHY