



You Need NOCs To Buy An Apartment In A Housing Society

It would be incorrect to think that consumers prefer housing societies exclusively in large cities where space is at a premium and purchasing an independent home would not be an option.

Group housing is becoming more popular in India's Tier-II cities due to the advantages it provides homebuyers that are not otherwise available.



One advantage of living in a housing society is that you have access to security services around-the-clock; in an independent property, you would have to pay a price to do so. There are so many other pressing arguments that could be made in favour of investing in housing society flats.

Those who have already decided they support society flats and are willing to invest must now be aware that in order to **buy a property**, they would need to obtain a number of NOCs, which is the abbreviation for no-objection certifications.

Let us have a look at those documents.

Living in a housing society has numerous advantages, one of which is the access to a wealth of amenities. However, in order to supply you with those amenities, the developer must first obtain a number of NOCs; from the planning stage to the handover phase, builders must obtain at least 50 approvals from various governmental bodies.

Your developer would be forced to rely heavily on the supply of power from private sources, for example, if he does not have a NOC from the electrical department. Water has the same properties as well. Although all of these things could be privately controlled, doing so would raise the developer's costs, which he or she would then pass along to you in the form of increased maintenance fees.



Verify that your developer has obtained all necessary permits and that there are no outstanding disputes between him and any government agencies.

About under-construction property

An NOC must also be obtained from the banks contributing project financing in the case of a property that is still under development.

This would guarantee that they couldn't challenge the sale in the future.

This becomes a crucial document in light of many recent events in which builders have become insolvent and banks are suing them to recover money.

This document would protect your interests as the buyer in the event of any future conflict between the two parties.

Importance of RWA

The formation of a residents' welfare association is required by law for housing societies.

When it comes to the selling and acquisition of property, these legal entities are quite powerful.

You will also need to obtain some NOCs from these organisations as a **property buyer**.

An NOC from the RWA stating that it does not oppose the ownership transfer is required if you are purchasing a resale property. If you were to apply for a home loan, the bank would require these documentation before approving your loan.

Secondary market

If the seller of a resale apartment is still paying off a mortgage, his bank will need to certify that all outstanding debts have been paid.

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