

20 Red Flags Before You Buy

A preview of the full 100-point checklist. Not every flag means walk away — but more than one in the same deal is worth pausing on.

LOCATION

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- 01 ☐ Commute time only checked during off-peak hours
- 02 ☐ Flood or drainage history nobody mentions upfront
- 03 ☐ Water source unclear or unconfirmed
- 04 ☐ No public transport within a realistic walking distance
- 05 ☐ Locality reputation based on hearsay, not a personal visit

BUILDER

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- 01 ☐ No independently verifiable track record
- 02 ☐ Vague answers about past project delays
- 03 ☐ Reluctance to let you speak to existing residents
- 04 ☐ RERA complaints found but not explained
- 05 ☐ No physical site office you can visit

PROJECT

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- 01 ☐ Sanctioned plan not available for review
- 02 ☐ Unit layout in brochure doesn't match the approved plan
- 03 ☐ Construction progress inconsistent with sales claims
- 04 ☐ No clarity on total number of units or towers planned
- 05 ☐ Approved amenities missing from the master plan

SALES PROCESS

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- 01 ☐ Pushes you toward a single, unnamed "recommended" bank
- 02 ☐ Refusal to provide the RERA registration number upfront
- 03 ☐ Aggressive discounting disconnected from genuine value
- 04 ☐ "Limited time" pressure tied to a single site visit
- 05 ☐ Conflicting information from different sales staff

THIS IS 20 OF 100

The full **100 Red Flags Before Buying** checklist also covers **Money** and **Documents** categories — plus all 14 worksheets, the Bengaluru ring-map, the builder negotiation script, and the site visit kit. **Get the complete Buy Smarter toolkit at makeusssmart.com.**