

# Developer Legal Due Diligence Checklist

A structured pre-appointment / pre-negotiation review list for a Society or project owner.

## Developer / promoter

|   |                                                                              |   |
|---|------------------------------------------------------------------------------|---|
| 1 | Legal entity name, constitution and authorised signatory.                    | ■ |
| 2 | Company / LLP / partnership records and registered office.                   | ■ |
| 3 | Completed and ongoing project list with comparable Society references.       | ■ |
| 4 | MahaRERA promoter / project history where relevant.                          | ■ |
| 5 | Material litigation / insolvency / default disclosures requested in writing. | ■ |
| 6 | Banking / finance capability and proposed project funding structure.         | ■ |

## Project-rights & offer verification

|   |                                                                                                        |   |
|---|--------------------------------------------------------------------------------------------------------|---|
| 1 | Confirm the bidder has no undisclosed referral / commission conflict.                                  | ■ |
| 2 | Check assumptions behind FSI, TDR, premiums and approvals used in the offer.                           | ■ |
| 3 | Verify additional carpet / rent / corpus / parking / specification promises against written schedules. | ■ |
| 4 | Check proposed bank guarantee / project security structure and validity.                               | ■ |
| 5 | Check construction timeline, grace / extension clauses and consequences of delay.                      | ■ |
| 6 | Verify exclusions, taxes, authority costs and conditions that could materially change the offer.       | ■ |

MODEL / CHECKLIST NOTICE: Educational workflow template only. Customise for the project and obtain current legal / professional / authority advice before relying on it.