

2026 Builder–Buyer Agreement Review Checklist Navi Mumbai

An exhaustive legal & financial due-diligence checklist for under construction properties

1. Project & Legal Identity Verification

- RERA Registration Number & validity (MahaRERA portal verification)
- Promoter name vs land owner vs development manager
- Title certificate (30 years minimum)
- Approved layout, commencement certificate (CC)
- Sanctioned building plans & revisions
- Encumbrance-free land confirmation
- Special planning authority approvals (CIDCO / NMMC / MMRDA)

2. Flat Details & Area Clauses

- Carpet area as per RERA definition
- Tolerance clause (maximum allowed variation %)
- Balcony, terrace & dry area clarity
- Exclusive vs common areas clearly defined
- Floor rise calculation transparency
- Internal wall thickness inclusion/exclusion

3. Pricing, Payment Schedule & Hidden Costs

- Agreement value vs booking amount consistency
- Construction-linked payment milestones
- GST applicability & reversal clause
- Clubhouse, parking, floor rise, PLC breakup
- Legal, documentation & admin charges
- Interest on delayed buyer payments

4. Possession, Delays & Compensation

- Possession date (specific date, not vague period)
- Grace period mentioned clearly
- Penalty payable by builder for delay
- Force majeure definition limitations
- Exit & refund rights on prolonged delay

5. Construction Specifications & Changes

- Material brand & specification annexure
- Right of builder to alter layout/floor plan
- Buyer consent requirement for major changes
- Substitution clause for materials
- Structural vs cosmetic change clarity

6. Amenities, Common Areas & Handover

- List of promised amenities (phase-wise)
- Timeline for amenity completion
- Ownership of clubhouse & open spaces
- Formation of society timeline
- Handover of common areas

7. Parking Clauses

- Number & type of parking allotted
- Exclusive vs stack parking rights
- Transferability of parking
- EV parking provisions
- Visitor parking clarity

8. Maintenance, Society & Corpus

- Maintenance rate per sq.ft.
- Advance maintenance period
- Corpus fund amount & usage
- Defect liability period (minimum 5 years)
- Unsold inventory maintenance responsibility

9. Loan, Subvention & Bank Clauses

- Builder tie-up banks listed
- Subvention scheme risks
- Tripartite agreement reference
- Builder default impact on buyer credit
- Pre-EMI responsibility clarity

10. Termination, Cancellation & Exit

- Buyer cancellation penalty
- Builder termination rights
- Refund timeline & interest
- Assignment & resale restrictions
- Nomination rights

11. Dispute Resolution & Jurisdiction

- MahaRERA applicability
- Arbitration vs court clause
- Jurisdiction location
- One-sided indemnity clauses
- Limitation of liability traps

12. Final Signing Checklist

- All annexures attached & signed

- Stamp duty & registration value match
- Date & place of execution
- No blank clauses or handwritten edits
- Digital & physical copy retained

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Buyer Advisory

This checklist is intended for guidance only. Buyers are strongly advised to consult a qualified property lawyer before signing any Builder–Buyer Agreement, especially for under■construction projects in Navi Mumbai.

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