

Checklist: clauses to put in your contract BEFORE you sign

Based on everything above, here is a practical checklist. Go through it line by line with your contractor and get every point written into the contract — not promised verbally.

unwrittenclause.com/en/checklist

- 01 Exact road level and plot level measured and noted, with the final plinth height fixed and included in the base rate (not billed as 'extra' above 2-3 feet). ☐
- 02 Chhajja, balcony and gallery drainage pipes/slopes marked on the plan and installed with the plinth beam and slab — not added afterward. ☐
- 03 Car ramp length fixed at minimum 10 feet with maximum slope specified, decided before the plinth beam is cast — with the granite length and width for the ramp written in the contract. ☐
- 04 Underground water tank and soak-pit (sokhta) size fixed as an exact figure based on your family's needs, not left open-ended. ☐
- 05 Lift shaft electrical work (heavy wiring + lighting) listed as its own line item with a qualified electrician. ☐
- 06 Slab levelling defects to be corrected by the contractor before handover; false ceiling treated as your design choice, not a defect cover-up. ☐
- 07 Name of the actual execution sub-contractor disclosed, with your payments linked to written, dated milestones. ☐
- 08 Payment schedule tied to verifiable finishing stages, with 25-30% held back until after finishing work (paint, stone, woodwork) is complete. ☐
- 09 Waterproofing ('jhaap') priced separately and explicitly, not bundled at the slab rate. ☐
- 10 Boundary wall / parapet / railing rates for every floor confirmed in writing — included or separate. ☐
- 11 Kitchen false ceiling included from the start to conceal the exhaust duct. ☐
- 12 Material and finish (MS or steel) specified for every grill, railing and gate, with rate fixed per kg or per running foot. ☐
- 13 Inflation-sharing clause added for tiles, granite, paint and other finishing materials bought months after signing. ☐
- 14 Front gate and staircase railing inclusion/exclusion confirmed explicitly; if excluded, budgeted at 304-grade steel rates (about ₹500/kg) and independently quoted. ☐
- 15 Paint or polish (enamel paint, melamine or PU polish, with brand/grade) specified explicitly for every door, window and wood surface. ☐

- 16** Sub-contractor names and payment responsibility documented, so their payment delays aren't used as an excuse for delaying your work. ☐
- 17** AC piping, drain points and wall sleeves included in the electrical/plumbing scope from the start. ☐
- 18** Premium-grade cement specified by name for slab (lenter) work. ☐
- 19** Column, beam and plinth-beam steel (saria) sized for the maximum number of floors you might eventually add — not just the floor being built now — confirmed with a structural engineer and written into the contract/drawing. ☐
- 20** Sunken slab (a proper recessed RCC pour, not rubble fill) specified for every bathroom on every floor. ☐
- 21** Light-point layout, designer wall design and wall/staircase moulding design finalized and attached to the contract before signing. ☐
- 22** Cantilever beam design and steel specification approved by a structural engineer before casting. ☐
- 23** Plinth beams confirmed as one interconnected frame at every junction, not separate disconnected segments — priced into the contract upfront. ☐
- 24** Curing beds built with a proper 4-6 inch brick boundary and cement-slurry lining, kept filled with water for at least 21 days with no other roof work during that time; staircase cast the same day or next day as the main slab. ☐
- 25** Every visible item (stairs, ramp, doors, windows, grills, sink, toilets, gate, railings) listed with exact size, material, grade and model — assume anything unwritten will be the cheapest version. ☐
- 26** Staircase granite specified: single or double layer, edge moulding, granite type/colour and thickness, and risers. ☐
- 27** Wood type (solid teak/other hardwood/flush), thickness and finish written for every door and frame. ☐
- 28** Each window specified: single or double shutter, mesh + glass, glass type and thickness, frame material. ☐
- 29** Roof grill design fixed upfront (plain pipe, CNC jaali, MS iron or steel) with a design reference and rate. ☐
- 30** Kitchen sink specified as 304-grade stainless steel, with size, bowl/drainboard type, brand and model, plus tap model. ☐
- 31** Brand AND model number written for every WC, wash basin, tap, shower and flush in each bathroom. ☐
- 32** Payments never ahead of completed work; a written abandonment clause (remaining work measured and handed to another contractor at his cost); every extra approved in writing with a rate before it's done; photos and payment records kept. ☐