Residential apartment development

Land, approved areas, construction costs, sales and collection inputs for a housing project.

Use consistent area definitions throughout the report. Confirm project-specific legal, registration and approval requirements; this is an input list, not a legal clearance checklist.

Sector inputs

01. Promoter background, completed/ongoing developments, ownership and any joint-development agreement.

Owner / evidence / status: _____

02. Land title or lease, encumbrance records, land-use position and local development constraints.

Owner / evidence / status: _____

03. Master plan, approved building plans and a floor-wise unit/area schedule with clear area definitions.

Owner / evidence / status: _____

04. Architect and contractor credentials, civil/MEP estimates, site development and supporting quotations.

Owner / evidence / status: _____

05. Comparable nearby projects, selling-price evidence, proposed sales pace and marketing arrangements.

Owner / evidence / status: _____

06. Buyer agreement and proposed collection milestones reconciled with construction progress.

Owner / evidence / status: _____

07. Water, power, connected load, access and current approval status.

Owner / evidence / status: _____

08. Monthly construction expenditure and funding, incurred costs, equity evidence and proposed loan terms.

Owner / evidence / status: _____

Common records and follow-up

Use the assessment date and projection period agreed for your appointment. Mark each item available, pending or not applicable, with a reason.

Collect alongside the sector inputs

Promoter / finance team
Company and ownership records, relevant experience and historical financial statements where available.

Finance team
Current debt, repayment schedules, promoter funding and expenditure incurred as of the agreed assessment date.

Project / supplier teams
Dated estimates and quotations with scope, exclusions, taxes, validity, payment and delivery terms.

Project owner
Recipient requirements, appointment scope, target date, contacts and a register of missing inputs.

Finance / project teams
Linked projections using the agreed horizon, implementation plan, operating assumptions and sensitivities.

Record what remains open

Missing input	Owner	Due date	Effect on assessment

About this checklist

Adapted by Bitcon editorial from Bitcon working checklists for general input preparation. It is not a completed DPR or TEV report, a statutory approval register or a viability conclusion. Confirm current technical, legal and lender requirements for the actual project.

Share only a short project brief initially. Exchange sensitive company, personal and financial records through the private channel agreed for the assignment.

Read more: gobitcon.in/resources/tev-report-checklist

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