

DA + PAAA Key Terms Checklist

Discussion checklist for legal drafting and member / Society review. Not a substitute for the agreement itself.

Commercial & member terms

1	Existing eligible area and replacement carpet basis.	■
2	Additional area / fungible / incentive assumptions clearly defined.	■
3	Transit rent amount, escalation, deposit / advance, start and stop triggers.	■
4	Corpus / shifting / brokerage / parking / other benefits recorded separately.	■
5	Specifications, amenities, common areas and defect obligations attached as schedules.	■

Risk & execution controls

1	Developer obligations linked to approvals, finance and construction milestones.	■
2	Bank guarantee / project security amount, issuer, validity, renewal and invocation.	■
3	Vacating / possession trigger and temporary-accommodation safeguards.	■
4	Construction period, grace period and consequences of delay.	■
5	Limited / project-specific POA terms; avoid unnecessary uncontrolled authority.	■
6	Insurance, statutory dues, taxes and indemnities allocated clearly.	■
7	Member PAAA consistency with Society DA and sanctioned / approved project documents.	■
8	OC, possession, as-built drawings, warranties and final handover obligations.	■

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