FUTURISTIC NOIDA

Possession & handover inspection checklist

Snag-list every room before you sign the possession letter

Free home-buyer guide · Edition Oct 2026

For buyers in Noida, Greater Noida & the Yamuna Expressway
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Before inspection day

☐ Confirm the builder has the **Occupancy / Completion Certificate** for your tower; ask for a copy.
☐ Get the final demand letter and reconcile it with your cost sheet and receipts.
☐ Check the final carpet area. Under RERA, the price is for carpet area; ask how any change is adjusted.
☐ Carry: tape measure, spirit level, a phone charger (to test sockets), torch, a bucket of water, masking tape, camera.

Structure & finishes

☐ Walls: cracks, dampness, uneven plaster, paint patches.
☐ Floor tiles: tap for hollow sound, check level and joints.
☐ Ceilings: seepage marks, especially below bathrooms upstairs.
☐ Doors & windows: smooth closing, locks, gaps, glass scratches, window seals.
☐ Balcony: slope toward drain; pour water and watch.

Plumbing

☐ Run every tap and shower; check pressure and hot water.
☐ Flush all WCs; look for leaks underneath.
☐ Pour water in floor traps; check drainage speed.
☐ Kitchen sink outlet and RO / washing machine points.

Electrical

☐ Test every socket and switch with a charger.
☐ MCB / DB board labelled; earthing present.
☐ AC points, geyser points, exhaust fans working.
☐ Meter installed and sanctioned load as promised; power backup load.

Common areas & paperwork

☐ Lifts working; fire-fighting equipment in place.
☐ Your parking slot number allotted in writing.
☐ Specification sheet items delivered (brands, fittings).
☐ Keys, access cards, warranty cards of fittings.
☐ Possession letter, NOC for interior work, maintenance agreement.
☐ IFMS receipt and its terms.

Snag list

Room	Issue	Photo #	Fixed?

Under section 14(3) of the RERA Act, structural defects and workmanship/quality defects reported within 5 years of possession must be rectified by the promoter without charge within 30 days. Report defects in writing and keep copies.

Sources (checked 29 Oct 2026)

- Real Estate (Regulation and Development) Act, 2016; UP RERA portal up-rera.in, checked 29 Oct 2026

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