



12 Questions to Ask Before Hiring a Contractor in Kolkata

Ask every contractor these before you sign. How they answer tells you as much as what they answer.

1. Can you show me three completed projects near my site and put me in touch with those owners?

Photos can be borrowed. Owners can't.

2. Is your quote per sq ft or item rates against a BOQ, and what specification sheet is it based on?

A per sq ft figure without a spec sheet can't be compared with any other quote.

3. Is the area measured as built-up or carpet area, and are the staircase, lift well and terrace counted?

This alone can move a quote by 10 to 20%.

4. Which cement and steel brands and grades are included, and will you share test certificates?

Look for Fe500D steel with mill test certificates.

5. Who will be on site every day, and what is their qualification?

A named engineer, not "our supervisor will visit".

6. How will the foundation type be decided? Has a soil test been done?

Many Kolkata plots need piles. A quote that assumes footings without a soil report is a guess.

7. Is payment linked to stages that are completed and measured?

Never pay far ahead of the work actually done on site.

8. How will extra items and rate changes be priced?

Agree this in writing before signing, not when the first extra comes up.

9. What is the schedule, and what happens if it slips?

Ask for a stage-wise schedule and a clear clause on delays.

10. Are your workers covered for accidents, and who is responsible for site safety?

An accident on your site is your problem too.

11. Are you GST registered and do you hold a valid trade licence or municipal enlistment?

Ask for the GSTIN and the certificate number, then check them.

12. What is the defect liability period, and what does it cover?

Seepage and cracks usually show up in the first monsoon.

If the answers are vague, or you don't have time to check them, an independent PMC can run this for you and verify the work after you sign.

