Project Funding India
SINCE 2009

Project Loan Readiness Checklist

Tick each line before you approach a bank or NBFC. A complete, consistent file is the single biggest factor in how fast — and on what terms — a project or business loan is sanctioned.

1. The project

- ■ A clear one-page summary: what you are building, why, total cost and when it will start earning.
- ■ Detailed Project Report (DPR) with cost of project, means of finance and 5–7 year projections.
- ■ Quotations for machinery, civil work and other major costs (recent and on supplier letterhead).
- ■ Site: owned, leased or to be bought — with the papers to prove it.
- ■ Statutory approvals planned or in hand (building plan, pollution consent, factory licence, RERA where relevant).

2. Promoter contribution

- ■ Your own contribution (margin) identified — usually a meaningful share of project cost, as the lender requires.
- ■ Source of that contribution shown: capital, retained profits, unsecured loans from promoters or sale of assets.
- ■ Any amount already spent on the project, with bills and payment proof.

3. Financial track record (existing business)

- ■ Audited financial statements and ITRs for the last 3 years, consistent with each other.
- ■ Provisional financials for the current year.
- ■ Bank statements for 12 months for every operating account — no unexplained cheque returns.
- ■ GST returns filed on time and in line with the turnover in your financials.
- ■ Existing loan list with EMI, outstanding and security (our free Loan Obligation Sheet helps).

4. Repayment capacity

- ■ Debt Service Coverage Ratio (DSCR) worked out from the projections — try our free DSCR calculator.
- ■ Realistic assumptions on capacity use, prices and margins — lenders discount optimistic numbers.
- ■ Repayment schedule with a moratorium that matches when the project actually starts earning.

5. Credit & compliance

- ■ CIBIL / credit report checked for the business and every promoter; errors disputed in advance.
- ■ Udyam registration (for MSMEs), GST, PAN, incorporation documents and partnership deed / MoA-AoA.
- ■ No pending statutory dues, or a clear plan to clear them.

6. Security

- ■ Primary security: the assets created out of the loan.
- ■ Collateral (if required): title documents, approved plan, latest valuation and search report.
- ■ For collateral-free MSME cases: check eligibility under the CGTMSE guarantee scheme.

7. KYC & documents

- ■ KYC of the business and all promoters / directors / partners (PAN, Aadhaar, address proof, photos).
- ■ Board resolution / partner authority to borrow.
- ■ Personal net-worth statements of the promoters.

Want us to check your file?
Share your requirement and our advisory team will tell you which lenders are realistic for your case, and what to fix first. We do not charge any upfront fee.

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Project Funding India is a loan advisory and facilitation firm, not a bank or NBFC. Sanction, interest rate, fees and all terms are decided only by the lender under its own credit policy. This checklist is general guidance; each lender may ask for more or different documents.