

**Requirements for registration of project under RERA**

**1. The requisite particulars are as under:-**

<b>(i) <u>Status of the applicant:</u></b>	whether individual / company / proprietorship firm / societies/ Partnership firm / competent authority;
--	---

<b>(ii) <u>In case of individual –</u></b>		
<b>S.No.</b>	<b>Particulars</b>	
(a)	Name	
(b)	Father's Name	
(c)	Occupancy	
(d)	Permanent address	
(e)	Photograph	
(f)	Contact Details (Phone number, mobile number, E-mail, Fax number etc.)	

OR

<b><u>In case of firm / societies / trust / companies / limited liability partnership / competent authority -</u></b>		
<b>S.No.</b>	<b>Particular</b>	
(a)	Name	
(b)	Address	
(c)	Copy of registration certificate	
(d)	Main objects	
(e)	Name, photograph and address of chairman of the governing body / partners / directors etc.	
(f)	Contact Details (Phone number, mobile number, E-mail, Fax number etc.)	

Joshi & Raykar  
Chartered Accountants

<b>(iii)</b>	<b>PAN No.</b>
(iv)	Name and address of the bank or banker with which account in terms of section 4 (2)(1)(D) of the Act will be maintained
(v)	Details of project land held by the applicant
(vi)	<u>Brief details of the projects launched by the promoter in the last five years</u> Completed Projects/ongoing: Current Status of the project: Delay in completion : Details of cases pending : Details of types of land & payment pending:
(vii)	Agency to take up external development works _____ ( Local Authority / Self Development)
(viii)	Registration fee (by NEFT/RTGS/any other digital transaction mode) for an amount of Rs. _____/- calculated as per sub-rule (5) of rule 3; (@ Rs 10 per sq mtr of area of land subject to Min Rs 50000/- & Max Rs 10 lac)
(ix)	Any other information the applicant may like to furnish.

**2 Enclose the following documents in triplicate, namely:-**

<b>S.No.</b>	<b>Particular</b>
(i)	Authenticated copy of the <b>PAN card</b> of the promoter and a <b>letter of authority</b> or <b>Board Resolution</b> , in case the promoter not being an individual;
(ii)	<b>Estimated cost of Real Estate project</b> as defined in Section 2 (v) of the Act;
(iii)	<b>Copy of the legal title report</b> reflecting the flow of title of the promoter to the land on which development is proposed to be developed with authentication of such title, if such land is owned by another person;
(iv)	The details of <b>encumbrances on the land</b> on which development is proposed including any rights, title, interest, dues, litigation, details relating to mortgage / charge created for the project land for the facility taken by the applicant or any third party and name of any party in or over such land or no encumbrance certificate from an advocate having experience of ten years or from revenue authority not below the rank of Tehsildar, as the case may be;
(v)	Where the promoter is not the owner of the land on which development is proposed, <b>copy of the collaboration agreement, development agreement, joint development agreement</b> or any other agreement, as the case may be, entered into between the promoter and such owner, reflecting the consent of the owner of the land and authenticated copies of title report reflecting the title of such owner, on the land proposed to be developed;

(vi)	An authenticated <b>copy of the approvals and commencement certificate</b> from the competent authority obtained in accordance with the laws as may be applicable for the for the real estate project mentioned in the application, and where the project is proposed to be developed in phases, an authenticated copy of the approvals and commencement certificate from the competent authority for each of such phases;
(vii)	The <b>sanctioned plan, layout plan and specifications</b> of the proposed project or the phase thereof, and the whole project as sanctioned by the competent authority;
(viii)	The <b>plan of development works</b> to be executed in the proposed project and the <b>proposed facilities to be provided</b> thereof including fire-fighting facilities, drinking water facilities, emergency evacuation services, use of renewable energy;
(ix)	The <b>location details of the project</b> , with clear demarcation of land dedicated for the said project along with its boundaries including the latitude and longitude of the end points of the project;
(x)	The <b>proposed plan, proposed layout plan and specifications</b> of the proposed project or the phase thereof, and the whole project as sanctioned by the competent authority;
(xi)	<b>Proposed Floor Space Index to be consumed and sanctioned Floor Space Index.</b> In case the sanctioned Floor Space Index is different than what is proposed to be consumed by the promoter from time to time, then the proposed Floor Space Index shall be disclosed at the time of registration and as and when the Floor Space Index is sanctioned, the same shall be uploaded on the website of the Authority by the Promoter from time to time.
(xii)	<b>Proposed Number of building(s) or wing(s) to be constructed and sanctioned number of the building(s) or wing(s).</b> In case the sanctioned Number of building(s) or wing(s) is different than what is proposed to be constructed by the promoter, then the proposed Number building(s) or wig(s) shall be disclosed at the time of registration and as and when the Additional Number of building(s) or wing(s) are sanctioned, the same shall be uploaded on the website of the Authority by the Promoter from time to time.
(xiii)	<b>Proposed Number of Floors in respect of each of the building or wing to be constructed and sanctioned Number of Floors in respect of each of the building or wing.</b> In case the sanctioned Number of Floors is different than what is proposed to be constructed by the promoter, then the proposed Number of Floors shall be disclosed at the time of registration and as and when the Additional Number of Floors are sanctioned, the same shall be uploaded on the website of the Authority by the Promoter from time to time.
(xiv)	Aggregate area in square meters of the <b>recreation open space</b>
(xv)	The plan of proposed development works to be executed in the proposed project and the proposed facilities to be provided thereof including fire fighting facilities, drinking water facilities, emergency evacuation services, use of renewable energy, the particulars in respect of Architecture and Design Standards, Type of Construction Technology, Earthquake Resistant Measures and the like, to be adopted for Buildings and for Common Areas and of amenities / facilities in the Layout Plan of the real estate project;;
(xvi)	<b>Proforma of the allotment letter and agreement for sale</b> , to be signed with the allottees and the <b>conveyance deed</b> proposed to be signed with the nature of organisation of allottees to be constituted namely societies / federation/ common rganization of allottees/federation of common organization;

Joshi & Raykar  
Chartered Accountants

(xvii)	The <b>number, type and the carpet area of apartments</b> for sale in the proposed project along with the area of the exclusive balcony or verandah areas and the exclusive open terrace areas apartment with the apartment, if any;
(xviii)	The <b>number and areas of garage for sale</b> in the proposed project to be provided at basements, stilts podium or independent structure or parking provided by mechanised parking arrangement;
(xix)	The <b>number of covered or open parking areas</b> in the real estate project;
(xx)	The <b>names and addresses of his real estate agents</b> , if any, for the proposed project;
(xxi)	The <b>names and addresses of the contractors, architect, structural engineer</b> , if any and other persons concerned with the development of the proposed project;
(xxii)	<b>a declaration in Form 'B'.</b>
(xxiii)	<b>For ongoing project</b> the Promoter shall submit <b>a certificate from the project Architect</b> certifying the percentage of completion of construction work of each of the building / wing of the project, <b>a certificate from the Engineer</b> for the estimated balance cost to complete the construction work of each of the building / wing of the project, and <b>a certificate from a practicing Chartered Accountant</b> , for the estimated balance cost to complete the project. The promoter shall submit a certificate from a practicing Chartered Accountant, certifying the balance amount of receivables from the apartments / flats / premises sold or allotted and in respect of which agreement have been executed and estimated amount of receivables in respect of unsold apartments / flats / premises calculated at the prevailing ASR rate on the date of certificate.
(xxiv)	The Promoter shall <b>disclose all details of ongoing real estate project</b> as required under sub-section (2) of section 4 and Rule 3 including the extent of development carried out till date as per the last approved sanctioned plan of the project and the extent of development of common areas, Amenities etc. completed in respect of Buildings along with expected period of completion of the on-going real estate project. The promoter shall also disclose the original time period disclosed to the allottees, for completion of the project at the time of sale including the delay and the time period within which he undertakes to complete the pending project, which shall be commensurate with the extent of development already completed.
(xxv)	<b>For ongoing projects</b> , the Promoter shall <b>disclose the number of the apartments sold or allotted to the allottees and further disclose the size of the apartment based on carpet area</b> even if earlier sold on any other basis such as super area, super built up area etc. which shall not affect the validity of the agreement entered into between the promoter and the allottee to that extent.
(xxvi)	In case the promoter has created <b>third party interests</b> in respect of the real estate project, the names and addresses of such persons in whose favour such interests have been created.