



Conference Organized by Pimpri
Chinchwad Branch of WIRC of ICAI
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**REGISTRATION UNDER REAL ESTATE
(REGULATION & DEVELOPMENT) ACT, 2016**

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REGISTRATION UNDER THE REAL ESTATE (REGULATION & DEVELOPMENT) ACT, 2016 (RERDA)

1. Who is required to register?
2. With Whom to Register?
3. When to register?
4. How to register?
5. Grant or Rejection of Registration
6. Validity Period of Registration
7. Registration Certificate of the Project
8. Extension of Registration
9. Revocation of Registration
10. Procedure for Real Estate Agent

DOCUMENTS TO BE SUBMITTED WITH REFERENCE TO SECTION 4(2) OF ACT

1. Brief details of the enterprise
2. Brief details of the projects launched
3. Authenticated copies of Project approvals
4. Sanctioned plan etc. by competent authority
5. The Plan of development works to be executed and proposed facilities.
6. Location details of the project
7. Proforma of allotment letter, agreement for sale and conveyance deed
8. The number, type and the carpet area of apartment for sale
9. The number and areas of garage for sale
10. The names and addresses of real estate agents
11. The names and addresses of the contractors, architect and structural engineers and other persons
12. Declaration supported by affidavit by the promoter

OTHER DOCUMENTS AS PRESCRIBED BY STATE GOVERNMENT AS PER RULE 3(2)

1. Authenticated copy of the PAN card
2. Copy of the legal title Report
3. Copy of Consent Letter of Owner and Development Agreement/Joint Venture Agreement in respect of project land
4. Details of encumbrances in respect of land
5. Copy of Sanctioned plan, layout plan, FSI along with project details
6. Architectural Design and technological details of the Project
7. Proposed nature of organization of allottees
8. Application in Form 'A'
9. Details for payment of registration fees
10. Affidavit cum declaration in Form 'B'
11. Details of land cost, Cost of Construction, estimated cost of real estate project.

ADDITIONAL DOCUMENTS TO BE SUBMITTED WITH REFERENCE TO SECTION 4(2) OF THE ACT (FOR ONGOING PROJECTS)

1. Copy of last approved sanction plan
2. Extent of the construction work completed
3. Expected period of completion
4. Certificate from project architect certifying percentage of completion
5. Certificate from the engineer for estimated balance cost
6. Certificate from the Chartered Accountant for estimated balance cost
7. Certificate from the Chartered Accountant certifying balance amount of receivables in respect of apartments sold
8. Certificate from the Chartered Accountant certifying estimated amount of receivables in respect of unsold apartments at the prevailing ASR rate
9. Details of number of apartments sold

CONSEQUENCES OF NOT OBTAINING REGISTRATION

In terms of Section 59 , if any Promoter contravenes the provisions of Section 3 then he shall be liable to a penalty which may extend up to 10% of the estimated cost of the Real Estate Project as determined by the authority.

If any Promoter does not comply with the orders, decisions or directions of appropriate authority then he shall be punishable with imprisonment for a term which may extend up to 3 Years or with fine which may extend up to a further 10% of the estimated cost of the Real Estate Project or with both.

DISCLAIMER

The Presentation given hereby is on the basis of present provisions under the Act and contents of draft Rules given under public domain by the State of Maharashtra. Views framed by presenter may not be conclusive and are subject to latest amendments, notifications that may be in force. A person is advised to form his own opinion before taking any step or acting on the basis of this presentation.