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# RERA

New Dawn For CA Professionals

Saturday January 13, 2024

# AGENDA

- Introduction
- Sector and Its Growth
- Real Estate Sector in North India
- Real Estate Laws existing in India before RERA
- About RERA
- Why RERA?
- RERA & Its Constituents
- RERA in Haryana
- RERA in Gurugram
- RERA in India
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- What's in RERA for Chartered Accountants
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# Introduction

## The Real Estate Sector

While a lot of impetus is being given to developing India into a global manufacturing hub, the role of the **domestic real estate sector** in generating employment, adding real economic value, and its add-on effect on other industries is often overlooked.

Grabbing a mild view; The Real Estate Sector is:

### (a) Significant contributor to the Indian economy

- Contributing 5-6 % to the Total GDP
- Growing at a rapid pace of 12%, YoY

### (b) Vast Market Size

- Estimated to contribute 14% of the GDP by 2030, twice from the present, by 2030.
- Set to grow fivefold and poised to become a \$1,000 billion industry by the time.





# Market Size of Real Estate in India

(Billion US\$)



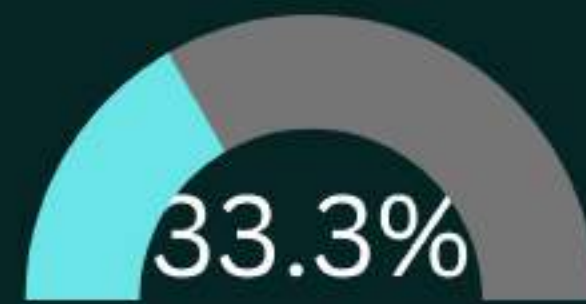
**2017**

(at 120USD)



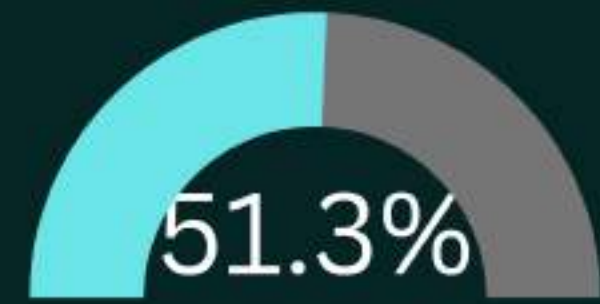
**2020**

(at 180USD)



**2025**

(at 650USD)



**2030**

(at 1000USD)



# The "Growth" Prospects



Firstly,

The sector has been largely associated with over 270 allied industries including cement, steel and sand which means that growth in the sector has a multiplier effect on several allied sectors.

Secondly,

Being the second largest employer in the economy and a remarkable contributor to the country's GDP, the real estate industry is one of the prime sectors that play a crucial role in driving the Indian economy



# Scope of Real Estate Sector in North India

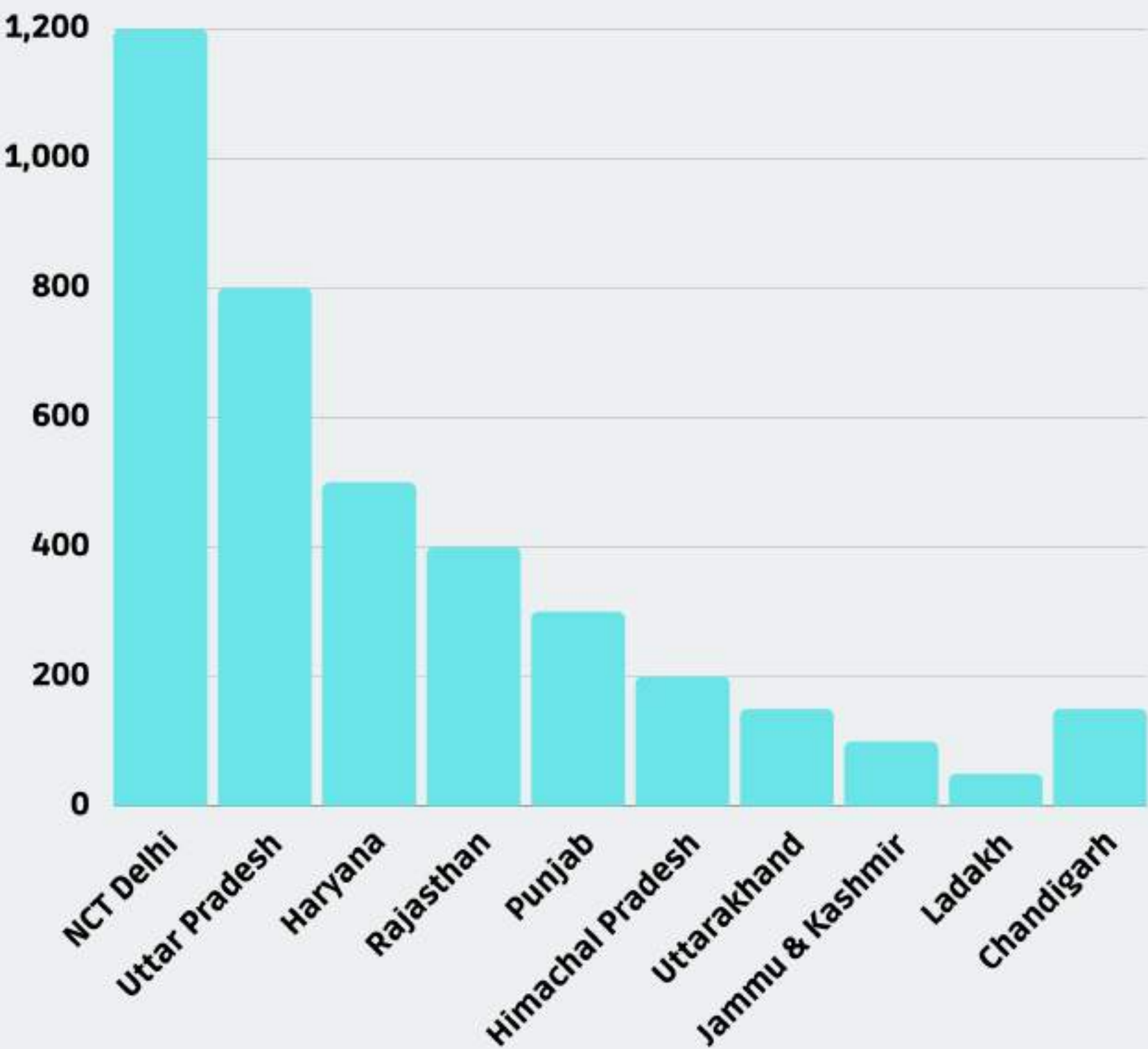


Chart showing Estimated Annual Real Estate Sales (INR Billion) as on 2022

State/Union Territory	Real Estate Market Drivers	Scope of Real Estate
Himachal Pradesh	Tourism, second homes	Budget-friendly apartments to luxury villas
Haryana	Proximity to Delhi, strong industrial base	Residential, commercial, logistics, warehousing
Punjab	Strong agricultural economy	Residential, commercial, agricultural land
Rajasthan	Tourism, heritage industry	Residential, commercial, hospitality, industrial, infrastructure
Uttarakhand	Tourism, second homes	Budget-friendly apartments to luxury villas, commercial, hotels, resorts
Uttar Pradesh	Large population base, growing middle class	Residential, commercial, industrial, infrastructure
NCT Delhi	Strong economy, high population density	Residential, commercial, office, retail, hospitality
Jammu & Kashmir	Tourism, agriculture	Residential, commercial
Ladakh	Tourism, second homes	Residential, commercial
Chandigarh	Strong economy, high population density	Residential, commercial, office, retail

Table showing Market Drivers and Scope of Real Estate in regions of NIRC



# Real Estate Laws in India before RERA

The following laws and regulations were in force before the implementation of **RERA**

- Transfer of Property Act 1882
- Indian Contract Act, 1872
- Indian Stamp Act, 1899
- Urban Land (Ceiling and Regulation) Act, 1976
- Societies Registration Act, 1860
- Rehabilitation and Resettlement Act, 2013
- Consumer Protection Act, 1986
- Benami Transactions (Prohibition) Act, 1988
- Prevention of Money Laundering Act, 2002
- Indian Evidence Act
- National Green Tribunal Act



# ABOUT RERA



The Real Estate (Regulation and Development) Act, 2016 (RERA) is an Act passed by the Indian Parliament. The Rajya Sabha passed the RERA bill on March 10, 2016, followed by the Lok Sabha on March 15, 2016 and it came into force from May 1, 2016.



# Why RERA?

RERA seeks to protect the interests of home buyers and boost investments, and is expected to make real estate purchase simpler, by bringing in better accountability and transparency.

RERA and the government's model code, aim to create a more equitable and fair transaction between the seller and the buyer of properties, especially in the primary market.

RERA mandates registration of all projects having land over 500 square meters, or eight apartments, in order to provide transparency in project-marketing and execution.

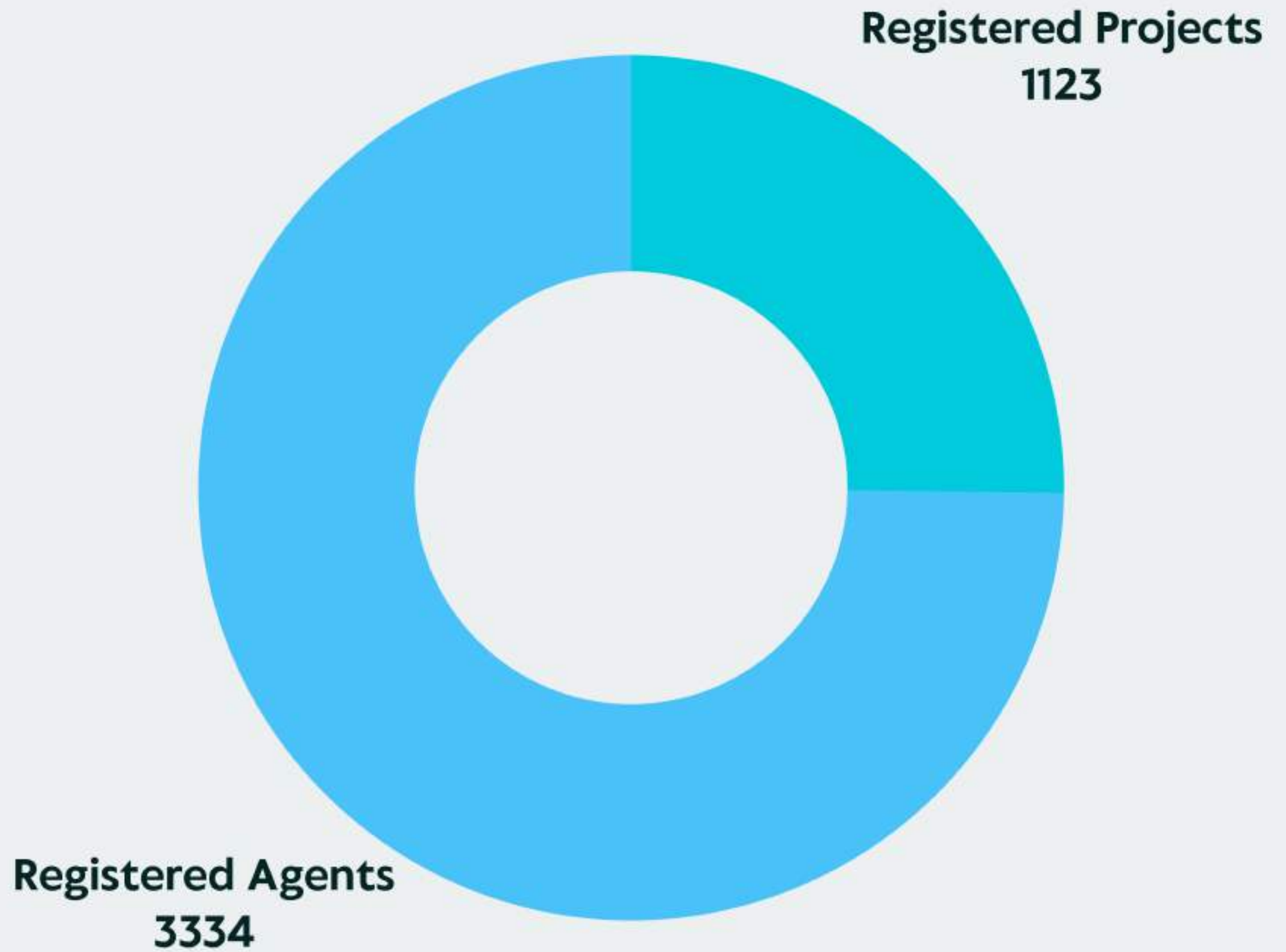


# Constituents of RERA

- The Real Estate (Regulation & Development) Act, 2016
- The \_\_State Name\_\_ Real Estate (Regulation & Development) Rule, \_\_\_\_\_
- Draft Agreement for Sale issued by each State
- Notifications, Circulars, FAQs, Guidelines and Orders of each State
- FAQs issued by Central Government
- Report of Standing Committee on Urban Development (The Real Estate Regulation and Development Bill, 2013)
- The Real Estate (Regulation & Development) Act, 2016
- The \_\_State Name\_\_ Real Estate (Regulation & Development) Rule, \_\_\_\_\_
- Draft Agreement for Sale issued by each State
- Notifications, Circulars, FAQs, Guidelines and Orders of each State
- FAQs issued by Central Government
- Report of Standing Committee on Urban Development (The Real Estate Regulation and Development Bill, 2013)

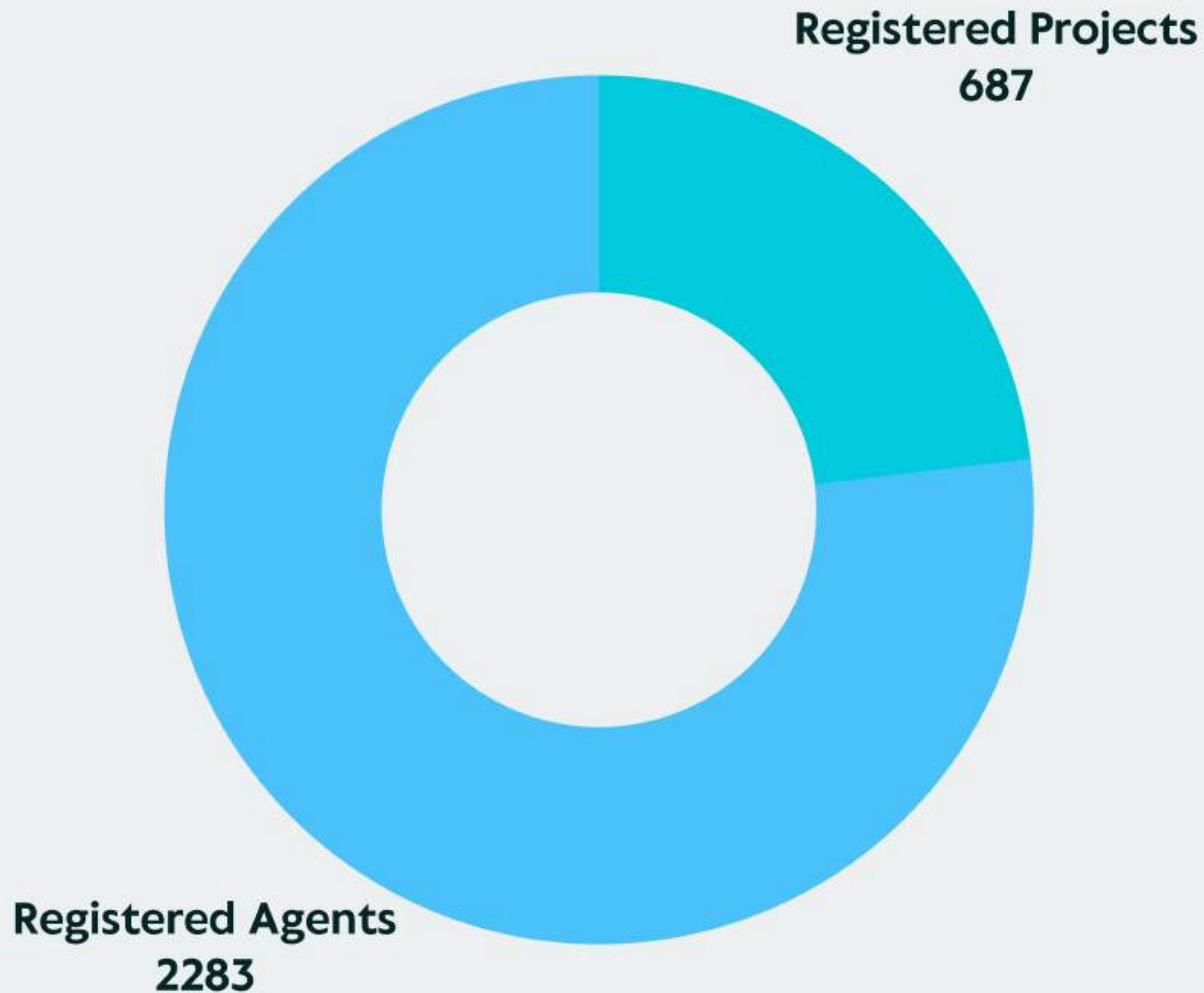


# Status of RERA in Haryana



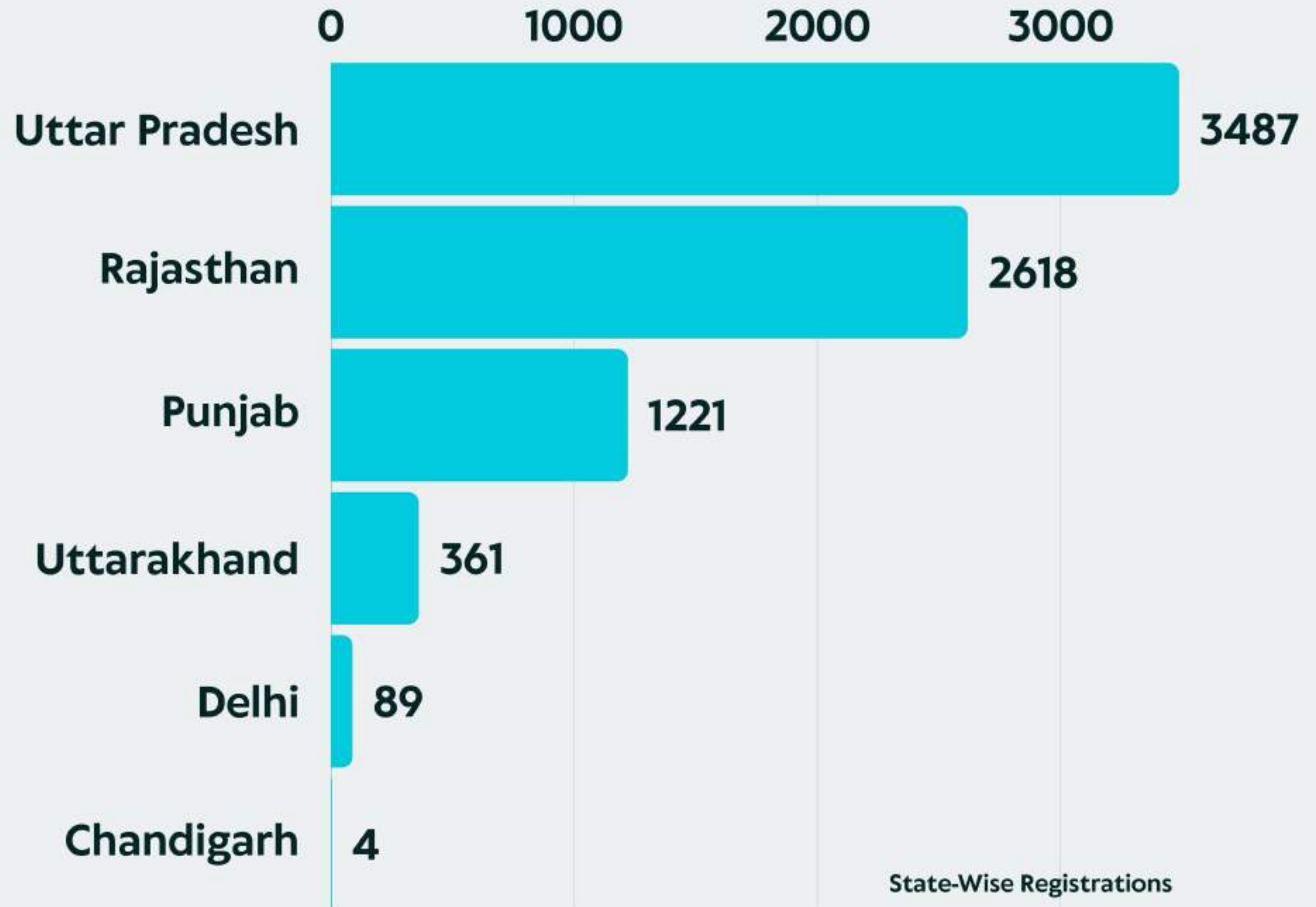


# Status of RERA in Gurugram



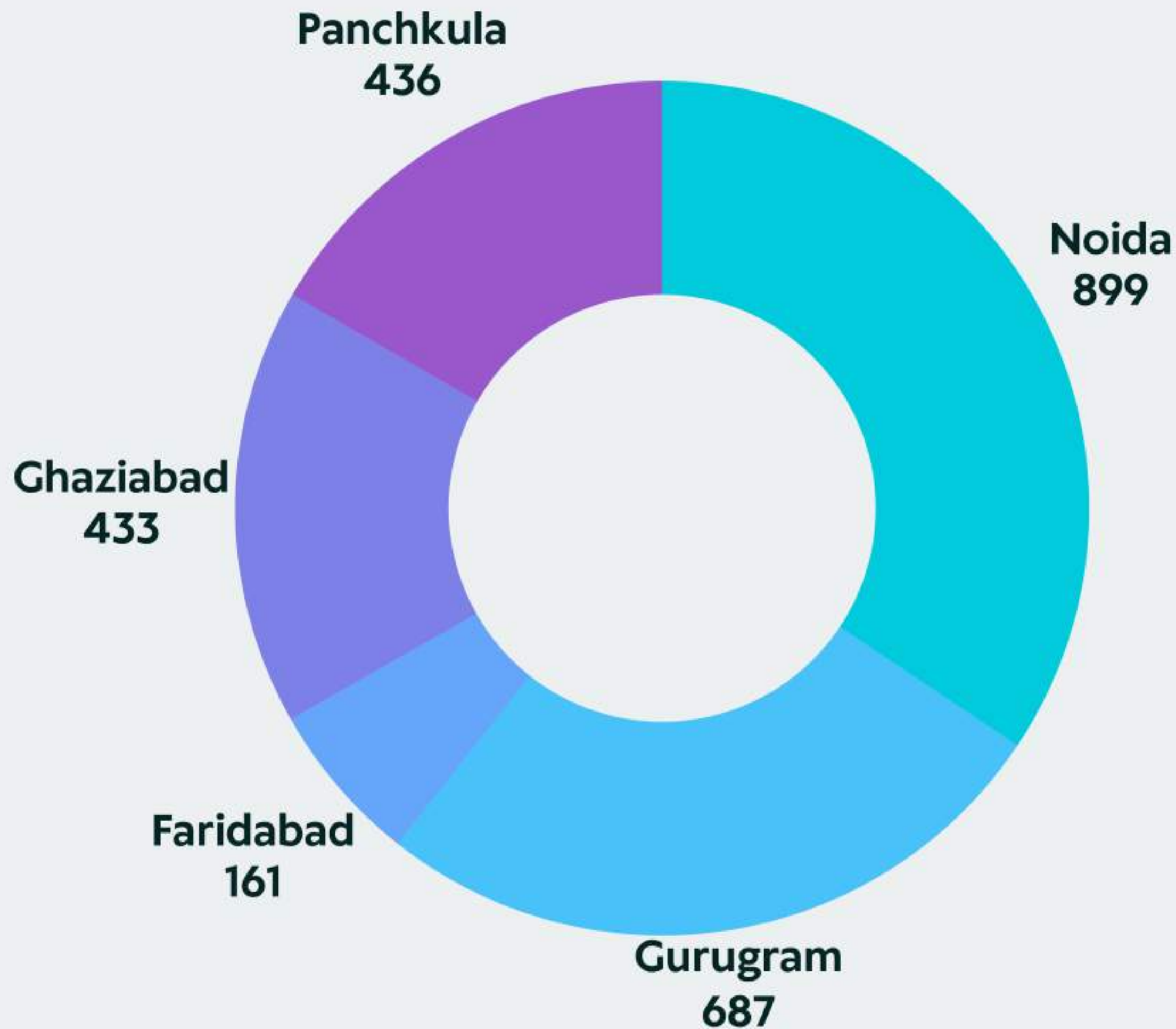


# Status of RERA in States around Haryana





# Status of RERA in Cities near Gurugram



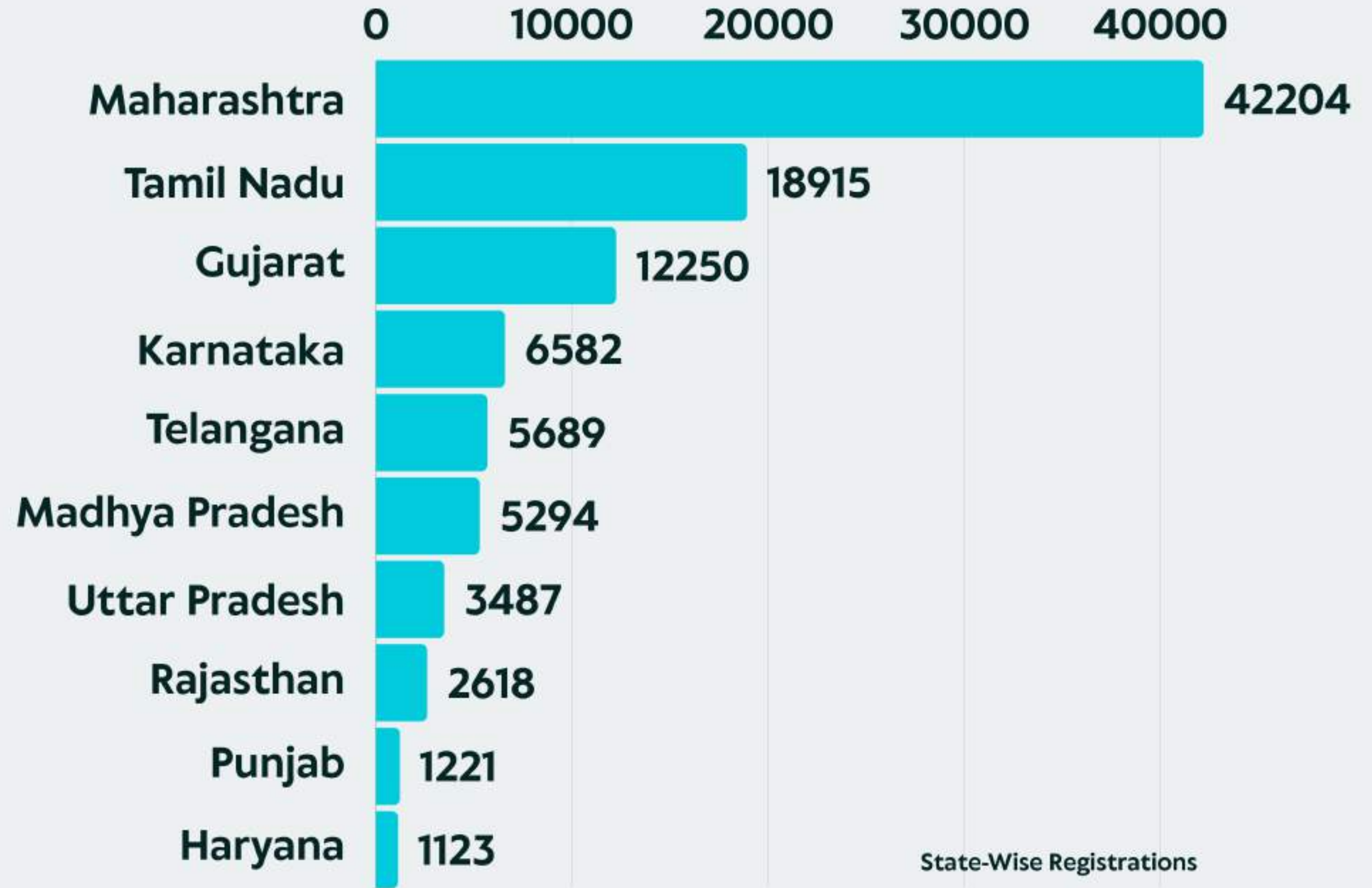


# Status of RERA in India

- All States/UTs have notified rules under RERA except Nagaland, which is under process to notify the rules.
- 32 States/UTs have set up Real Estate Regulatory Authority (Regular - 27, Interim – 05). Ladakh, Meghalay, Nagaland and Sikkim are yet to establish Real Estate Regulatory Authority.
- 28 States/UTs have set up Real Estate Appellate Tribunal (Regular -24, Interim – 04). Arunachal Pradesh, Jammu & Kashmir, Ladakh, Meghalaya, Mizoram, Nagaland, Sikkim and West Bengal are under process to establish Appellate Tribunal.
- Regulatory Authorities of 30 States/UTs have operationalized their websites under the provisions of RERA. Arunachal Pradesh and Manipur are under process to operationalize.
- 25 States/UTs have appointed Adjudicating Officer. 11 States/UTs i.e., Arunachal Pradesh, Bihar, Manipur, Meghalaya, Nagaland, Sikkim, Telangana, Uttarakhand, West Bengal, Jammu & Kashmir, Ladakh are yet to appoint Adjudicating Officer.
- 1,13,028 Real Estate Projects and 81,622 Real Estate Agents have registered under RERA across the country.
- 1,14,648 Complaints have been disposed-off by the Real Estate Regulatory Authorities across the country.



# RERA Registered Projects in India





# **Overview of the Real Estate (Regulation & Development) Act, 2016**



# Overview of the Real Estate (Regulation & Development) Act, 2016

Chapter No.	Title of the Chapter	Sections Covered
I	Preliminary	1 and 2
II	Registration of Real Estate Project and Real Estate Agents	3 to 10
III	Function and Duties of Promoter	11 to 18
IV	Rights and Duties of Allottees	19
V	The Real Estate Regulatory Authority	20 to 40
VI	Central Advisory Council	41 and 42
VII	The Real Estate Appellate Tribunal	43 to 58
VIII	Offences, Penalties and Adjudication	59 to 72
IX	Finance, Accounts, Audit and Reports	73 to 78
X	Miscellaneous	79 to 92

# Contents of the RERA Act, 2016

Chapter No	Title of the Section	Section
Chapter II	Prior registration of real estate project with Real Estate Regulatory Authority	Section 3
Chapter II	Application for registration of real estate projects	Section 4
Chapter II	Grant of registration	Section 5
Chapter II	Extension of registration	Section 6
Chapter II	Revocation of registration	Section 7
Chapter II	Obligation of Authority consequent upon lapse of or on revocation of registration	Section 8
Chapter II	Registration of real estate agents	Section 9



# Contents of the RERA Act, 2016

Chapter No.	Title of the Section	Section
Chapter II	Functions of real estate agents	Section 10
Chapter III	Functions and duties of promoter	Section 11
Chapter III	Obligations of promoter regarding veracity of the advertisement or prospectus	Section 12
Chapter III	No deposit or advance to be taken by promoter without first entering into a greement for sale	Section 13
Chapter III	Adherence to sanctioned plans and project specifications by the promoter	Section 14



# Contents of the RERA Act, 2016

Chapter No.	Title of the Section	Section
Chapter III	Obligations of promoter in case of transfer of a real estate project to a third party	Section 15
Chapter III	Transfer of title	Section 17
Chapter III	Return of amount and compensation	Section 18
Chapter IV	Rights and duties of allottees	Section 19
Chapter V	Filing of complaints with the Authority or the adjudicating officer	Section 31
Chapter V	Functions of Authority	Section 34
Chapter V	Power to issue interim orders	Section 36

# Contents of the RERA Act, 2016

Chapter No.	Title of the Section	Section
Chapter V	Powers of Authority to issue directions	Section 37
Chapter V	Powers of Authority	Section 38
Chapter V	Rectification of orders	Section 39
Chapter V	Recovery of interest or penalty or compensation and enforcement of order, etc.	Section 40
Chapter VII	Establishment of Real Estate Appellate Tribunal	Section 43
Chapter VII	Application for settlement of disputes and appeals to Appellate Tribunal	Section 44



# Contents of the RERA Act, 2016

Chapter No.	Title of the Section	Section
Chapter VII	Powers of Tribunal	Section 53
Chapter VII	Orders passed by Appellate Tribunal to be executable as a decree	Section 57
Chapter VII	Appeal to High Court	Section 58
Chapter VIII	Punishment for nonregistration under section 3	Section 59
Chapter VIII	Penalty for contravention of section 4	Section 60
Chapter VIII	Penalty for contravention of other provisions of this Act	Section 61

# Contents of the RERA Act, 2016

Chapter No.	Title of the Section	Section
Chapter VIII	Penalty for nonregistration and contravention under sections 9 and 10	Section 62
Chapter VIII	Penalty for failure to comply with orders of Authority by promoter	Section 63
Chapter VIII	Penalty for failure to comply with orders of Appellate Tribunal by promoter	Section 64
Chapter VIII	Penalty for failure to comply with orders of Authority by real estate agent	Section 65
Chapter VIII	Penalty for failure to comply with orders of Appellate Tribunal by real estate agent	Section 66



# Contents of the RERA Act, 2016

Chapter No.	Title of the Section	Section
Chapter VIII	Penalty for failure to comply with orders of Authority by allottee	Section 71
Chapter VIII	Penalty for failure to comply with orders of Appellate Tribunal by allottee	Section 72
Chapter X	Bar of jurisdiction	Section 79
Chapter X	Power to make regulations	Section 85
Chapter X	Application of other laws not barred	Section 88
Chapter X	Act to have overriding effect	Section 89

# Important Definitions under the RERA Act, 2016

## Important Terms under Section 2

Sub-Section	Title
(b)	Advertisement
(d)	Allottee
(e)	Apartment
(k)	Carpet Area
(n)	Common Areas
(za)	Interest
(zh)	Planning Area
(zk)	Promoter
(zl)	Prospectus
(zn)	Real Estate Project
(zq)	Sanctioned Plan
(zr)	Saving Clause



**Penal Provisions Under RERA**

**Broad Areas of Professional  
Opportunities**

Section	Sub-Section	Punishment receiver	Conditions for Punishment	Penalty	Imprisonment	Punishment Clubbing
59	(1)	Promoter	If promoter contravenes Section 3 <sup>[30]</sup>	The amount may extend up to 10% of the estimated cost of the real estate project.	NIL	Only fine
	(2)		If promoter not follows the order, decisions or directions issued under sub-section (1) <sup>[30]</sup>	Amount as stated under sub-section (1) + amount which may further extend up to 10% of the estimated cost of the real estate project.	The term of imprisonment may extend up to 3 years.	Either fine or imprisonment or both.
60	NA	Promoter	If Promoter provides false information under section 4. <sup>[31]</sup>	The amount may extend up to 10% of the estimated cost of the real estate project.	NA	Only fine
62	NA	Real Estate Agent	If any real estate agent fails to comply with Section 9 and 10 of the Act.	Amount of ₹ 10000 every day during which such default continues. It may extend up to 5% of the estimated cost of the real estate project.	NA	Only fine



Section	Punishment Receiver	Non-Compliance of Order given by	Penalty	Imprisonment	Punishment Clubbing
63	Promoter	Real Estate Regulatory Authority	Penalty for every day during which such default continues and may extend up to 5% of the estimated cost of the real estate project. <sup>[32]</sup>	NA	Only fine
64	Promoter	Real Estate Appellate Tribunal	Penalty for every day during which such default continues and may extend up to 10% of the estimated cost of the real estate project. <sup>[32]</sup>	Term of imprisonment may extend up to 3 years	Either fine or imprisonment or both
65	Real Estate Agent	Real Estate Regulatory Authority	Penalty for every day during which such default continues and may extend up to 5% of the estimated cost of the real estate project.	NA	Only fine
66	Real Estate Agent	Real Estate Appellate Tribunal	Penalty for every day during which such default continues and may extend up to 10% of the estimated cost of the real estate project.	Term of imprisonment may extend up to 1 year	Either fine or imprisonment or both
67	Allottee	Real Estate Regulatory Authority	Penalty for every day during which such default continues and may extend up to 5% of the estimated cost of the real estate project.	NA	Only fine
68	Allottee	Real Estate Appellate Tribunal	Penalty for every day during which such default continues and may extend up to 10% of the estimated cost of the real estate project.	Term of imprisonment may extend up to 1 year	Either fine or imprisonment or both

# **Broad Areas of Professional Opportunities**



# Broad Areas of Professional Opportunities

Following areas demand a vital involvement of RERA Professionals:

Registration

Compliance

Litigation

Advisory

Audit

# **Areas of Professional Opportunities and the need of Professionals**



# Areas of Professional Opportunities and the need of Professionals

## REGISTRATION

- Assessment of projects before filing application for registration according to Phases/Common Area etc.
- Registration of projects with RERA. This shall include compilation and preparation of all documents including applications & affidavits required for registration and submission of applications along with details. This shall also include phase wise registrations of projects (if required)
- Representation before Authorities for explanation of facts.
- Follow up for Registration Certificate.



# Areas of Professional Opportunities and the need of Professionals

## COMPLIANCE

- Preparation of a set of documents to be made available to the buyers at the time of booking and at the time of issuance of allotment letter.
- Preparation of RERA File.
- To provide training to the entire Management, Operations Team including Sales, Marketing, Finance and Commercial department including Brokers etc. to facilitate transactions of sale as per RERA.
- To design and implement a RERA Compliant financial model of receipts and keep a regular watch on receivables made from customers, so that the same are within the prescribed norms and are duly deposited in the designated bank account.
- To check the regular compliance of maintenance/ withdrawal of funds in/from separate bank account for separate projects adhering to the Rules made in this behalf.



# Areas of Professional Opportunities and the need of Professionals

## COMPLIANCE

- Maintenance and Compliances of RERA Designated Account including Receipt and Expenditure Mechanism.
- Checking of Certifications like CA, Engineer & Architects
- To assist in preparation of certificates of withdrawals made from the designated bank accounts.
- To upload the details of the project on the website of RERA on quarterly basis as prescribed under the Act.
- Website Compliances
- To assist in all activities related to adherence of RERA Laws and Provisions.
- To assist in making representation to be filed before RERA Authorities.
- To Vet all Advertisements and Publications and Website of the project as per RERA.



# Areas of Professional Opportunities and the need of Professionals

## COMPLIANCE

- To prepare and put disclaimers on all advertisements, sample apartments, brochures etc.
- To check Status of Execution and Registration of Agreement to Sell.
- To assist in preparation of documentation for obtaining prior permission from Buyers in case of addition/alteration to the approved plans.
- Assist in delay management and completion of project.
- To apply for extension and receive consent/approval from Authority in case of delay in completion of project.
- Updation of Map revision
- Assistance in Submission of Annual Audited Accounts of Project to RERA
- Representation before RERA authorities as and when required other than litigation /compliant.



# Areas of Professional Opportunities and the need of Professionals

## COMPLIANCE

- Suggesting Best Possible Business Practices to Client for smooth progress of the Project and the Promoter's Business.
- Customer Files Audit of the Project (which shall include maintaining observations on regular intervals).
- Identification of Good and Bad Customers and suggesting actions on them.
- Suggesting Dos and Don'ts in compliance to RERA Act, RERA Rules and other allied laws.
- Suggesting Precautions to be taken while executing bookings for the Project.
- Suggestion and Customization of a Detailed Standard operating Procedure to be followed by the Promoter and its employees, from the start of the Project.



# Areas of Professional Opportunities and the need of Professionals

## COMPLIANCE

- Compilation of all Documents and Data related to the project, checking such compilation and updating regular changes in the same as and when required.
- Replying to all notices from RERA.
- Registration of all agreement for sale and conveyance deed of all allottees with concerned sub-registrar.
- Audit of customer files.

## Audit

- To conduct a comprehensive Audit to see whether all provisions of RERA have been complied with.
- This shall include analysis of all liabilities and duties casted on promoter and their respective compliances, vetting of all legal documents, customer files, financial management etc.



# Areas of Professional Opportunities and the need of Professionals

## LEGAL DOCUMENTATION AND DRAFTING

- Suggestion on the Finest Legal Documents to be prepared and executed as per the Project Plan and specifications
- Preparation of Joint Development Agreement.
- Preparation of documents including but not limited to: Application Form | Allotment Letter | Agreement to Sell | Conveyance Deed Demand Letters | Reminder Letters | Payment Acknowledgment
- Possession Documents such as key handover letter, common area satisfaction letter, offer of possession, possession letter, maintenance agreement etc. in compliance with provisions of RERA.
- Vetting of vendor and service agreements/contracts
- Project Handover Services



# Areas of Professional Opportunities and the need of Professionals

## PROJECT HANDOVER SERVICES

- Analysis of Construction stage and delivery timelines
- Assistance in preparation of documentation for Handover of apartment to allottee and common area to association of allottees.
- Assistance in obtaining prior permission from Buyers in case of addition/alteration to the approved plans.
- Assistance in Compliances of local building bye laws, Apartment Acts.
- Assistance in fulfilling requirements post CC/OC
- Preparation of Possession Documents such as offer of possession, possession letter, customer declaration, key handover letter, common area satisfaction letter, maintenance agreement, common area handover documentation, defect liability documentation etc. in compliance with provisions of RERA, Apartment Ownership and Local Laws.



# Areas of Professional Opportunities and the need of Professionals

## FORMATION AND REGISTRATION OF ASSOCIATION/SOCIETY/ CO-OPERATIVE SOCIETY OF ALLOTTEES

- Drafting of Notice to send all apartment owners to inform for formation of association.
- Drafting of Notice for first general body meeting.
- Drafting of Minutes of Meeting of general body meeting.
- Prepare list of members in required format.
- Drafting of Bye-Laws for Association.
- Drafting of Memorandum of Association.
- Drafting of Affidavit on Non judicial stamp.
- All documentation pertaining to formation and registration of AOA as per the recent Apartment ownership act and rules



# Areas of Professional Opportunities and the need of Professionals

## DUE DILIGENCE

Since many roles are given to the CA in RERA it has also created a field of due diligence.

Various Due Diligence are-

- Compliance Due Diligence
- Finance Due Diligence
- Project Viability
- Project Delay Management
- Project Completion and Handover Mechanism





**Average Fees for  
Professional**



**Rs. 5,00,000/-**



# Registration of a Project

## Section 3 of the RERA Act, 2016



3. (1) No promoter shall advertise, market, book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any real estate project or part of it, in any planning area, without registering the real estate project with the RERA established under this Act:

Provided that projects that are ongoing on the date of commencement of this Act and for which the completion certificate has not been issued, the promoter shall make an application to the Authority for registration of the said project within a period of three months from the date of commencement of this Act



# Registration of a Project

## Section 3 of the RERA Act, 2016



Provided further that if the Authority thinks necessary, in the interest of allottees, for projects which are developed beyond the planning area but with the requisite permission of the local authority, it may, by order, direct the promoter of such project to register with the Authority, and the provisions of this Act or the rules and regulations made there under, shall apply to such projects from that stage of registration.

(2) Notwithstanding anything contained in sub-section (1), no registration of the real estate project shall be required—

(a) where the area of land proposed to be developed does not exceed five hundred square meters or the number of apartments proposed to be developed does not exceed eight inclusive of all phases:



# Registration of a Project

## Section 3 of the RERA Act, 2016



Provided that, if the appropriate Government considers it necessary, it may, reduce the threshold below five hundred square meters or eight apartments, as the case may be, inclusive of all phases, for exemption from registration under this Act;

(b) where the promoter has received completion certificate for a real estate project prior to commencement of this Act

(c) for the purpose of renovation or repair or re-development which does not involve marketing, advertising selling or new allotment of any apartment, plot or building, as the case may be, under the real estate project.

Explanation.—For the purpose of this section, where the real estate project is to be developed in phases, every such phase shall be considered a stand alone real estate project, and the promoter shall obtain registration under this Act for each phase separately.



# Important Points to consider during registration

- Who shall be the Promoter
- Analysing Project as a whole or as a phase
- Land Cost and Development Cost
- End Date
- RERA Designated Account
- Cautiously Enter the Physical and Financial Data
- Construction Milestones
- Completion Certificate/ Occupancy Certificate
- Drafts of Application Form, Allotment Letter, Agreement to Sale, Conveyance Deeds, Brochures



# Important Points to consider during registration

- New vs. Ongoing
- Validity of Maps
- Validity of Approvals
- Phase Planning (Every Phase is a separate Project)
- Common Areas
- Local Laws Specially Apartment Ownership Act
- Title search report
- Agents
- Registration Fees



# Certification requirement- Section 4(2)(I)(d) of the RERA Act



4. (1) Every promoter shall make an application to the Authority for registration of the real estate project in such form, manner, within such time and accompanied by such fee as may be specified by the regulations made by the Authority.

(2) The promoter shall enclose the following documents along with the application referred to in sub-section (1), namely:—

(G) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees;

(I) a declaration, supported by an affidavit, which shall be signed by the promoter or any person authorised by the promoter, stating:—



# Certification requirement- Section 4(2)(I)(d) of the RERA Act



(D) that seventy per cent. of the amounts realized for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose:

Provided that the promoter shall withdraw the amounts from the separate account, to cover the cost of the project, in proportion to the percentage of completion of the project:

Provided further that the amounts from the separate account shall be withdrawn by the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project:



# Certification requirement- Section 4(2)(I)(d) of the RERA Act

Provided also that the promoter shall get his accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

**Explanation.—** For the purpose of this clause, the term "schedule bank" means a bank included in the Second Scheduled to the Reserve Bank of India Act, 19





# Format of Quarterly Progress Draft Report



QPR Checklist



Plot QPR Checklist



CA Certificate



RERA Compliance  
Review Report



RERA Compliance  
Review Checklist



# Formation of Residents Welfare Association



Section 11(4) (e) enables the formation of an association or society or co-operative society, as the case may be, of the allottees, or a federation of the same, under the laws applicable: Provided that in the absence of local laws, the association of allottees, by whatever name called, shall be formed within a period of three months of the majority of allottees having booked their plot or apartment or building, as the case may be, in the project;



# Important Notifications



# **Prescribed Banking Mechanism to be followed to comply with provisions of RERA**

**10.05.2019**

- EVERY AMOUNT RECEIVED FROM THE ALLOTTEES SHALL BE DEPOSITED IN MASTER ACCOUNT SO THAT 70% OF THE SAME EXCEPT PASS THROUGH CHARGES AND INDIRECT TAXES CAN BE EASILY TRANSFERRED TO RERA ACCOUNT ON DAILY BASIS.
- MASTER ACCOUNT & RERA ACCOUNT SHALL BE FREE FROM ENCUMBRANCES, LIEN, LOAN & CONTROL OF ANY THIRD PARTY.
- MASTER ACCOUNT & RERA ACCOUNT CAN BE CHANGED ONLY WITH PRIOR PERMISSION OF AUTHORITY.
- LOAN AMOUNT & INTEREST SHALL BE DISBURSED & REPAYED FROM FREE ACCOUNT.
- MONEY LYING IN RERA ACCOUNT CAN BE PUT TO FIXED DEPOSITS, LIEN ON SUCH FD MAY BE ALLOWED ONLY TO THE EXTENT OF THOSE CHARGES WHICH ARE A FIT CHARGE UNDER RERA ACCOUNT.
- REFUND TO ALLOTTEES SHALL BE ALLOWED TO BE PAID FROM RERA/FREE ACCOUNT IN SAME PROPORTION IN WHICH COLLECTIONS WERE APPORTIONED



**Ensure that information contained in brochure, prospectus or any other mode of advertisement are true, fair and correct.**

**22.02.2021**

- ADVERTISEMENT INCLUDES- NEWSPAPER IN PAPER PRINT & DIGITAL MEDIA, BROCHURES & LEAFLETS, OUTDOOR PUBLICITY. AUDIO-VISUAL MEDIA (RADIO, TV, VIDEO CLIPS, AUDIO CLIPS, MEDIA STREAMING, DIGITAL MEDIA CONTENT ETC).
- RERA NO. & WEBSITE ADDRESS SHOULD BE WRITTEN IN LEGITIMATE MANNER IN BOLD LETTER & ON THE TOP RIGHT SIDE OF ADV



# List of States Wise RERA Website

State/UT	Date of notification	Website
<a href="#">Gujarat</a>	29 October 2016	<a href="http://gujrera.gujarat.gov.in/">http://gujrera.gujarat.gov.in/</a>
<a href="#">Uttar Pradesh</a>	11 October 2016	<a href="http://www.up-rera.in">www.up-rera.in</a>
<a href="#">Chandigarh</a>	31 October 2016	<a href="http://rera.chbonline.in">http://rera.chbonline.in</a>
<a href="#">Dadra and Nagar Haveli</a>	31 October 2016	<a href="http://maharera.mahaonline.gov.in/">http://maharera.mahaonline.gov.in/</a>
<a href="#">Andaman and Nicobar Islands</a>	31 October 2016	<a href="http://www.tnrera.in/">http://www.tnrera.in/</a>
<a href="#">Lakshadweep</a>	31 October 2016	
<a href="#">Daman and Diu</a>	31 October 2016	<a href="http://maharera.mahaonline.gov.in/">http://maharera.mahaonline.gov.in/</a>
<a href="#">Madhya Pradesh</a>	22 October 2016	<a href="http://rera.mp.gov.in/">http://rera.mp.gov.in/</a>
<a href="#">Delhi</a>	24 November 2016	<a href="http://dda.org.in/rera/index.aspx">http://dda.org.in/rera/index.aspx</a>
<a href="#">Maharashtra</a>	19 April 2017	<a href="https://maharera.mahaonline.gov.in/">https://maharera.mahaonline.gov.in/</a>
<a href="#">Andhra Pradesh</a>	28 March 2017	<a href="https://www.rera.ap.gov.in">https://www.rera.ap.gov.in</a>
<a href="#">Odisha</a>	25 February 2017	<a href="https://rera.odisha.gov.in/">https://rera.odisha.gov.in/</a>
<a href="#">Bihar</a>	1 May 2017	<a href="https://rera.bihar.gov.in/">https://rera.bihar.gov.in/</a>



# List of States Wise RERA Website

<a href="#">Rajasthan</a>	1 May 2017	<a href="http://rera.rajasthan.gov.in/">http://rera.rajasthan.gov.in/</a>
<a href="#">Jharkhand</a>	18 May 2017	<a href="http://rera.jharkhand.gov.in/">http://rera.jharkhand.gov.in/</a>
<a href="#">Uttarakhand</a>	28 April 2017	<a href="http://uhuda.org.in/?page_id=1354">http://uhuda.org.in/?page_id=1354</a>
<a href="#">Tamil Nadu</a>	22 June 2017	<a href="http://www.tnrera.in/index.php">http://www.tnrera.in/index.php</a>
<a href="#">Karnataka</a>	10 July 2017	<a href="https://rera.karnataka.gov.in/">https://rera.karnataka.gov.in/</a>
<a href="#">Punjab</a>	8 June 2017	<a href="https://www.rera.punjab.gov.in/">https://www.rera.punjab.gov.in/</a>
<a href="#">Chhattisgarh</a>	26 April 2017	<a href="https://rera.cgstate.gov.in/">https://rera.cgstate.gov.in/</a>
<a href="#">Haryana</a>	4 October 2018	<a href="http://www.haryanarera.gov.in/">http://www.haryanarera.gov.in/</a>
<a href="#">Assam</a>	6 May 2017	
<a href="#">Telangana</a>	4 August 2017	<a href="http://rera.telangana.gov.in/">http://rera.telangana.gov.in/</a>
<a href="#">Himachal Pradesh</a>	28 September 2017	<a href="http://www.hprera.in/">http://www.hprera.in/</a>
<a href="#">Goa</a>	24 November 2017	<a href="https://rera.goa.gov.in/">https://rera.goa.gov.in/</a>
<a href="#">Tripura</a>	27 October 2017	<a href="https://udd.tripura.gov.in/acsnrules">https://udd.tripura.gov.in/acsnrules</a>
<a href="#">Puducherry</a>	18 July 2017	
<a href="#">Kerala</a>	18 June 2018	<a href="https://rera.kerala.gov.in/">https://rera.kerala.gov.in/</a>
Manipur		
Mizoram	15 March 2019	<a href="http://udpamizoram.nic.in/RERA.HTML">http://udpamizoram.nic.in/RERA.HTML</a>



# Thank You!

Do you have any questions?



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