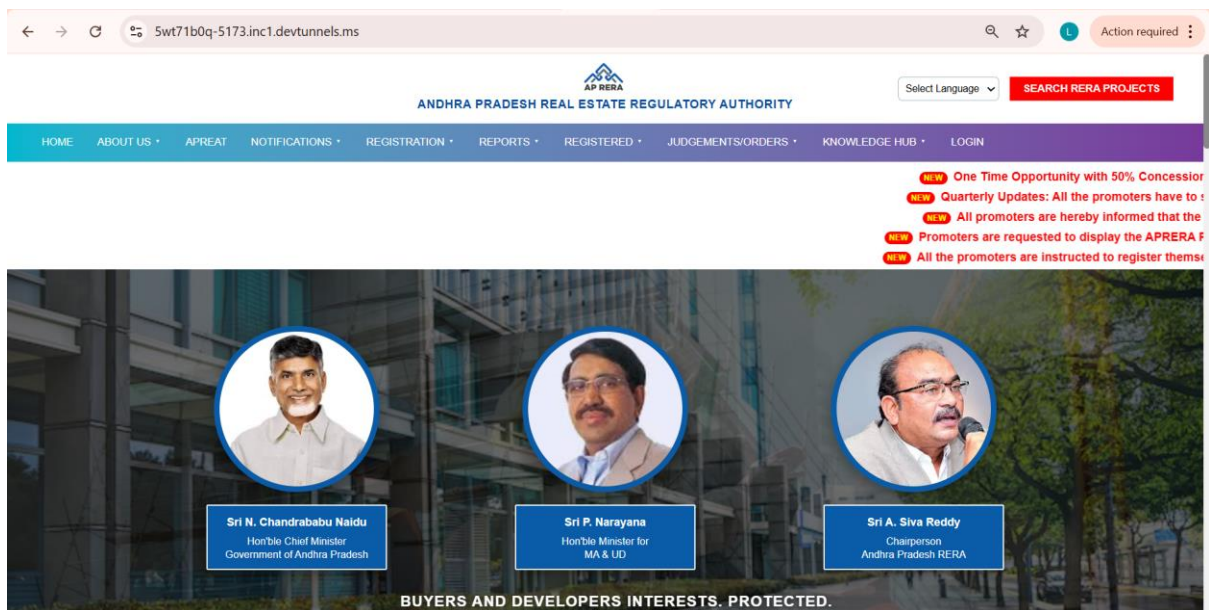# Today Update

Date:6-2-2026

Name: B. Lasya Priya

Today, I tested the AP RERA application focusing on the Agent Registration module, covering both New Registration and Existing User flows. I verified end-to-end functionality including form validations, field-level checks, navigation, and submission. Multiple issues related to validation, redirection, and data handling were identified and reported with proper steps and screenshots.

Real Estate Agent Registration

General Instructions :

1. This is not a mobile App (however can be viewed on mobile screen) so kindly use laptop/desktop for use of this site.
2. Clear the cookies before filling the online form.
3. Remove pop-up block from your browser.
4. Photograph – Passport size (35mm × 45mm, 300 DPI, Straight view/Light background) and in JPEG format.
5. All the documents that are to be uploaded in the application should be in PDF format and should not be password protected, Drawings in DWG format and self-attested (every page of every document).
6. Site best viewed in "Google Chrome (Version 62.0.3202.94)".
7. Fields marked with * are mandatory.

Guide to fill online registration form :

Testcase Id	Description	Test steps	Expected Result	Actual Result	Status	Bugs	Checked
TC001	Verify Real Estate Agent Registration page loads successfully	Navigate to Home → Registration → Real Estate Agent Registration	Registration page should load with correct heading and steps	Page loaded correctly	Pass	No	Yes
TC002	Verify breadcrumb display	Observe "You are here : Home / Registration / Real Estate Agent Registration"	Breadcrumb should display	Breadcrumb displayed correctly	Pass	No	Yes
TC003	Verify step indicator display	Observe steps (Agent Detail, Upload Documents, Preview, Payment, Acknowledgement)	All steps should be displayed in correct order	Steps displayed correctly	Pass	No	Yes
TC004	Verify current step is highlighted	Observe Step 1 (Agent Detail)	Current step should be highlighted	Step 1 highlighted	Pass	No	Yes
TC005	Verify General Instructions section visibility	Scroll down and observe instructions	General Instructions should be displayed clearly	Instructions displayed	Pass	No	Yes
TC006	Verify Guidelines for Registration link navigation	Click on "Guidelines for Registration" link	User should be redirected to Guidelines for Registration page	Guidelines page opened successfully	Pass	No	Yes
TC007	Verify Home link navigation from option	Click on "Home" in option	User should be redirected to Home page	User is not redirected to Home page		Yes	Yes

General Instructions :

1. This is not a mobile App (however can be viewed on mobile screen) so kindly use laptop/desktop for use of this site.
2. Clear the cookies before filling the online form.
3. Remove pop-up block from your browser.
4. Photograph – Passport size (35mm × 45mm, 300 DPI, Straight view/Light background) and in JPEG format.
5. All the documents that are to be uploaded in the application should be in PDF format and should not be password protected, Drawings in DWG format and self-attested (every page of every document).
6. Site best viewed in "Google Chrome (Version 62.0.3202.94)".
7. Fields marked with * are mandatory.

Guide to fill online registration form :

1. For step by step understanding of filing online application, kindly refer **Guidelines for Registration** page.
2. Select "New" as application type, if you are a new applicant.
3. Select "Existing" as application type, if application was incomplete / Shortfall / Withdraw / Change Request.
4. The entire form is divided to various parts with "Save and Continue" facilities for each part.
5. **List of Address Proof:** Aadhaar / Ration Card / Bank Book / Driving License / Voter Id / Gas / Phone Bill / Passport (Any one)

Application Type *   ● New   ○ Existing   Submit

TC006	Verify Guidelines for Registration link navigation	Click on "Guidelines for Registration" link	User should be redirected to Guidelines for Registration page	Guidelines page opened successfully	Pass	No	Yes
TC007	Verify Home link navigation from option	Click on "Home" in option	User should be redirected to Home page	User is not redirected to Home page	Fail	Yes	Yes
TC008	Verify browser back navigation	Click browser Back button	User should navigate to previous page	Navigation works correctly	Pass	No	Yes
TC009	Verify mandatory field indication	Observe fields marked with *	Mandatory fields should be clearly indicated	Fields marked correctly	Pass	No	Yes
TC010	Verify page scroll behavior	Scroll up and down on the registration page	Page should scroll smoothly without UI break	Scroll works properly	Pass	No	Yes
TC011	Verify General Instructions numbering and text	Observe all instruction points	Instructions should be correctly numbered and readable	Instructions displayed correctly	Pass	No	Yes
TC012	Verify photograph instruction details	Observe photograph size, format instructions	Photograph instructions should be clearly visible	Instructions visible	Pass	No	Yes
TC013	Verify page layout on different screen resolutions	Resize browser window	Page layout should remain aligned	Layout remains intact	Pass	No	Yes
TC014	Guidelines link	Navigate to Guidelines link using keyboard	Link should be accessible	Link accessible	Pass	No	Yes
TC015	Verify Application Type options are displayed	Open Real Estate Agent Registration page → Observe Application Type section	New and Existing radio buttons should be displayed	Both options displayed	Pass	No	Yes
TC016	Verify New option selection	Click on New radio button	New option should be selected	New selected	Pass	No	Yes

Agent Type

◉ Individual ○ Other than individual

Applicant Details

Agent Name *
Lasya

Upload Photograph (JPG) *
[Choose File] 9a21482f-c8...3a654826.jpg

Father's Name *
Venkatachari

Occupation *
Self

Email Id *
lasya9@gmail.com

Aadhaar Number *
988976756456

PAN Card Number *
RYHTRCXECR

Upload PAN Card (PDF) *
[Choose File] APRERA_Ex...ertificate.pdf

Mobile Number *
9666127867

Land Line Number
India

License Number by local bodies

License Issued Date
30-01-2026

Local Address For Communication

Address Line 1 *
penugunda

Address Line 2

State *
Andhra Pradesh

District *
Chittoor

Mandal *
Baireddipalle

Local Area / Village *
Baireddipalle

PIN Code *
534324

Upload Address Proof (PDF) *
[Choose File] AP rera testing.pdf

← → C 🔒 5wt71b0q-5173.inc1.devtunnels.ms/applicant-details

Projects Launched In The Past 5 Years

Last five years project details * ◉ Yes ○ No

Project Name *
[Project Name] [Add]

S.No.	Project Name	Action
1	Water solution	[Delete]
2	Air polution	[Delete]

Litigations

Any Civil/Criminal Cases * ○ Yes ◉ No

Self Declared Affidavit *
[Choose File] No file chosen

Note: "A self declared affidavit (on Rs. 20 non judicial stamp paper) has to be uploaded if there are no cases pending, refer Form 4 in form downloads for proforma of this Self Affidavit."

Other State/UT RERA Registration Details

Do you have registration in other states * ○ Yes ◉ No

[← Back] [Save And Continue]

TC	Test Case	Steps	Expected	Actual	Status		
TC030	Verify Other than Individual option selection	Select Other than Individual radio button	Other than Individual option should be selected	Selected successfully	Pass	No	Yes
TC031	Verify only one Agent Type can be selected	Select Individual → Select Other than Individual	Only one option should remain selected	Single option selected	Pass	No	Yes
TC032	Verify Submit button visibility	Observe Submit button	Submit button should be visible and enabled	Submit visible	Pass	No	Yes
TC033	Verify redirection when Individual is selected	Select Individual → Enter valid PAN → Click Submit	User should redirect to next step page	Redirected to next page	Pass	No	Yes
TC034	Verify redirection when Other than Individual is selected	Select Other than Individual → Enter valid PAN → Click Submit	User should redirect to next step page	Redirected to next page	Pass	No	Yes
TC035	Verify step indicator after redirection	Complete submit → Observe step bar	Step 2 (Upload Documents) should be active	Step 2 active	Pass	No	Yes
TC036	Verify Get Details button functionality	Enter valid PAN → Click Get Details	Agent details should be fetched	Details fetched	Pass	No	Yes
TC037	Verify Get Details without PAN	Leave PAN blank → Click Get Details	Validation message should display	Message displayed	Pass	No	Yes
TC038	Verify PAN field accepts only valid format	Enter alphabets/special chars	System should restrict invalid format	Restriction works	Pass	No	Yes
TC039	Verify Submit without selecting Agent Type	Do not select Agent Type → Click Submit	Validation message should be shown	Validation shown	Pass	No	Yes

TC	Test Case	Steps	Expected	Actual	Status		
TC041	Verify invalid PAN format	Enter invalid PAN → Click Get Details	Error message should display	Error shown	Pass	No	Yes
TC042	Verify multiple clicks on Submit	Click Submit multiple times quickly	Page should redirect only once	Redirected once	Pass	No	Yes
TC043	Verify Home menu navigation	Click on HOME from top menu	User should be redirected to Home page	User is not redirected	Fail	Yes	Yes
TC044	Verify Agent Detail page loads successfully	Navigate to Registration → Agent Registration	Page should load without errors	Page loaded	Pass	No	Yes
TC045	Verify current step highlighting	Observe Step 1	Agent Detail step should be highlighted	Step 1 highlighted	Pass	No	Yes
TC046	Verify step names	Observe step labels	Correct labels should be displayed	Labels correct	Pass	No	Yes
TC047	Verify Agent Type options	Observe Agent Type section	Individual & Other than Individual should be visible	Options visible	Pass	No	Yes
TC048	Verify Individual selection	Select Individual	Individual should be selected	Selected	Pass	No	Yes
TC049	Verify Other than Individual selection	Select Other than Individual	Option should be selected	Selected	Pass	No	Yes
TC050	Verify only one Agent Type selection	Select Individual → Select Other	Only one option selected	Works correctly	Pass	No	Yes
TC051	Verify Agent Name mandatory validation	Leave Agent Name blank → Click Submit	Error message should be displayed	Error displayed	Pass	No	Yes
TC052	Verify Agent Name accepts alphabets only	Enter numbers/special chars in Agent Name	System should restrict invalid characters	Restriction works	Pass	No	Yes

Real Estate Agent Registration

1	2	3	4	5
Agent Detail	Upload Documents	Preview	Payment	Acknowledgement
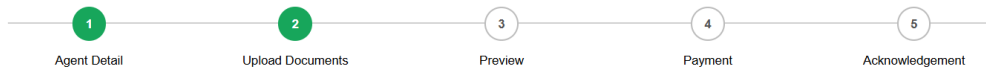
Document Name	Upload Document	Uploaded Document
Income Tax Return – Year 1 *	Choose File No file chosen	
Income Tax Return – Year 2 *	Choose File No file chosen	
Income Tax Return – Year 3 *	Choose File No file chosen	

☐ I / We solemnly affirm that the above information is correct

← Back

Save And Continue

Real Estate Agent Registration

1	2	3	4	5
Agent Detail	Upload Documents	Preview	Payment	Acknowledgement

Document Name	Upload Document	Uploaded Document
Income Tax Return – Year 1 *	Choose File APRERA_Extension_Certificate.pdf	APRERA_Extension_Certificate.pdf
Income Tax Return – Year 2 *	Choose File APRERA_Extension_Certificate.pdf	APRERA_Extension_Certificate.pdf
Income Tax Return – Year 3 *	Choose File APRERA_Extension_Certificate.pdf	APRERA_Extension_Certificate.pdf

☐ I / We solemnly affirm that the above information is correct

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Save And Continue

TC053	Verify Upload Photograph mandatory	Do not upload photograph → Submit	Validation message should display	Message displayed	Pass	No	Yes
TC054	Verify photograph file format	Upload non-JPG file	Error message should display	Error displayed	Pass	No	Yes
TC055	Verify Father's Name mandatory	Leave Father's Name blank → Submit	Validation message should display	Message displayed	Pass	No	Yes
TC056	Verify Occupation dropdown	Click Occupation dropdown	Occupation list should display	List displayed	Pass	No	Yes
TC057	Verify refresh behavior after partial data entry	Enter data in few fields → Refresh page	Entered data should be cleared	Data still present	Fail	Yes	Yes
TC058	Verify Email Id mandatory	Leave Email Id blank → Submit	Validation message should display	Message displayed	Pass	No	Yes
TC059	Verify Email Id format	Enter invalid email → Submit	Error message should display	Error displayed	Pass	No	Yes
TC060	Verify Aadhaar Number mandatory	Leave Aadhaar blank → Submit	Validation message should display	Message displayed	Pass	No	Yes
TC061	Verify Aadhaar Number length	Enter less/more than 12 digits	Error message should display	Error displayed	Pass	No	Yes
TC062	Verify PAN Card Number mandatory	Leave PAN blank → Submit	Validation message should display	Message displayed	Pass	No	Yes
TC063	Verify PAN Card format	Enter invalid PAN	Validation error should display	Error displayed	Pass	No	Yes
TC064	Verify Upload PAN Card mandatory	Do not upload PAN PDF → Submit	Validation message should display	Message displayed	Pass	No	Yes
TC065	Verify PAN Card upload format	Upload non-PDF file	Error message should display	Error displayed	Pass	No	Yes
TC066	Verify Mobile Number mandatory	Leave Mobile Number blank → Submit	Validation message should display	Message displayed	Pass	No	Yes
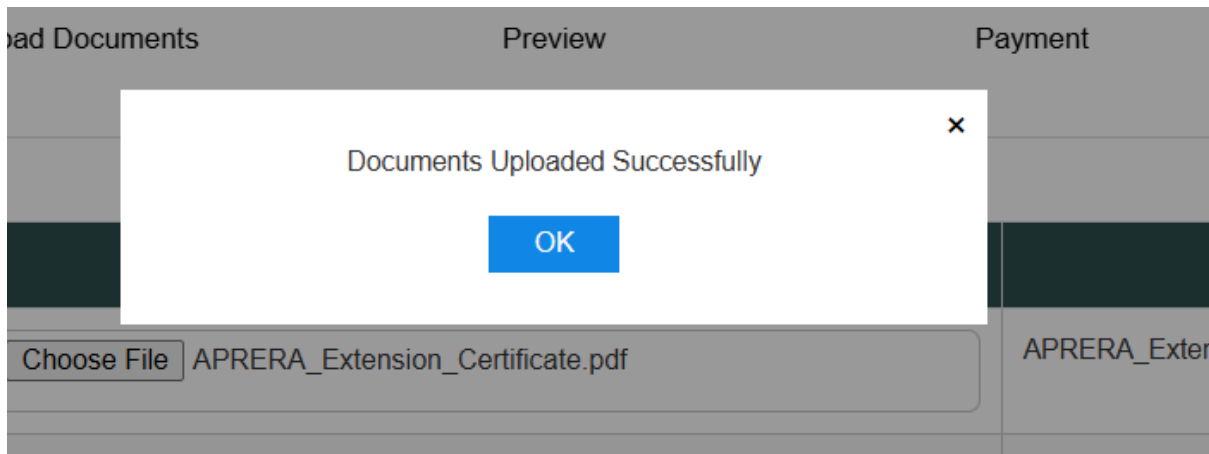
Real Estate Agent Registration

Real Estate Agent Registration

1	2	3	4	5
Agent Detail	Upload Documents	Preview	Payment	Acknowledgement

Applicant Details

Agent Name	Lasya	**Father's Name**	Venkatachari
Occupation	Self	**Email Id**	lasya9@gmail.com
Aadhaar Number	988976756456	**PAN Card Number**	RYHTRCXECR
Mobile Number	9666127867	**Address**	penugunda,

Uploaded Documents

S.No	ITR Year 1	ITR Year 2	ITR Year 3
1	APRERA_Extension_Certificate.pdf	APRERA_Extension_Certificate.pdf	APRERA_Extension_Certificate.pdf

TC115	Verify Agent Registration page loads successfully	Navigate to Home → Registration → Real Estate Agent Registration	Agent Registration page should load with Agent Detail step active	Page loaded successfully	Pass	No	Yes
TC116	Verify breadcrumb navigation display	Observe breadcrumb at the top of the page	Breadcrumb should display "Home / Registration / Real Estate Agent Registration"	Breadcrumb displayed correctly	Pass	No	Yes
TC117	Verify step progress indicator display	Observe step indicators	Five steps should be visible and Agent Detail should be highlighted	Agent Detail step highlighted	Pass	No	Yes
TC118	Verify PAN Card Number field visibility	Observe Agent Detail section	PAN Card Number field should be visible and mandatory	Field is visible	Pass	No	Yes
TC119	Verify mandatory validation for PAN Card Number	Leave PAN Card Number blank and click Get OTP	Validation message should be displayed	Validation message displayed	Pass	No	Yes
TC120	Verify valid PAN Card Number	Enter valid PAN number and click Get OTP	PAN should be accepted and OTP should be sent	PAN accepted	Pass	No	Yes
TC121	Verify invalid PAN Card Number format	Enter invalid PAN number and click Get OTP	Error message should be displayed	Error message displayed	Pass	No	Yes
TC122	Verify Get OTP button visibility	Observe Get OTP button	Get OTP button should be visible and enabled	Button visible and enabled	Pass	No	Yes
TC123	Verify Get OTP functionality for existing user	Enter registered PAN number and click Get OTP	OTP should be sent to registered contact details	OTP sent successfully	Pass	No	Yes
	Verify Individual agent type selection or other than		Individual option should be				

TC067	Verify Mobile Number length	Enter less/more than 10 digits	Error message should display	Error displayed	Pass	No	Yes
TC068	Verify LandlineNumber optional	Leave Landline blank → Submit	Form should allow submission	Allowed	Pass	No	Yes
TC069	Verify License Issued Date format	Enter invalid date	Validation message should display	Error displayed	Pass	No	Yes
TC070	Verify Address Line 1 mandatory	Leave Address Line 1 blank → Submit	Validation message should display	Message displayed	Pass	No	Yes
TC071	Verify State mandatory	Do not select State → Submit	Validation message should display	Message displayed	Pass	No	Yes
TC072	Verify District dropdown dependency	Select State → Observe District	District list should populate	Populated	Pass	No	Yes
TC073	Verify Mandal mandatory	Do not select Mandal → Submit	Validation message should display	Message displayed	Pass	No	Yes
TC074	Verify Village mandatory	Do not select Village → Submit	Validation message should display	Message displayed	Pass	No	Yes
TC075	Verify PIN Code mandatory	Leave PIN blank → Submit	Validation message should display	Message displayed	Pass	No	Yes
TC076	Verify PIN Code length		Error message should display	Error displayed	Pass	No	Yes
TC077	Verify Upload Address Proof mandatory	Do not upload PDF → Submit	Validation message should display	Message displayed	Pass	No	Yes
TC078	Verify Address Proof file format	Upload non-PDF file	Error message should display	Error displayed	Pass	No	Yes
TC079	Verify Address Line 2 optional	Leave Address Line 2 blank → Submit	Form should allow submission	Allowed	Pass	No	Yes
TC080	Verify mutual exclusivity of Yes/No radio buttons	Click Yes → Click No	Only one option should be selectable at a time	Both Yes and No are selected	Fail	No	Yes

Applicant Details

Agent Name	Lasya	**Father's Name**	Venkatachari
Occupation	Self	**Email Id**	lasya9@gmail.com
Aadhaar Number	988976756456	**PAN Card Number**	RYHTRCXECR
Mobile Number	9666127867	**Address**	penugunda,

Uploaded Documents

S.No	ITR Year 1	ITR Year 2	ITR Year 3
1	APRERA_Extension_Certificate.pdf	APRERA_Extension_Certificate.pdf	APRERA_Extension_Certificate.pdf

Declaration

I / We **Lasya** solemnly affirm and declare that the particulars given above are true and correct to the best of my knowledge and belief.

Mobile Number *

9666127867   Get OTP

← Back

Print   Proceed for Payment

Payment Details

Application Number : 2026020545142   **Date :** 2/5/2026

Transaction Id : TXN962846101

APRERA GST No. : 37AAAGA0918EZY

Name	Lasya
Firm GST No.	URP
Mobile No.	9666127867
Payment For	Agent Registration Fee
Registration Amount	₹ 10000.00

Total Amount	₹ 10000.00.00

Proceed To Pay

TC125	Verify Agent Name mandatory validation	Leave Agent Name blank and submit	Error message should be displayed	Error displayed	Pass	No	Yes
TC126	Verify Agent Name accepts only alphabets	Enter numbers/special characters in Agent Name	System should not accept invalid characters	Validation shown	Pass	No	Yes
TC127	Verify Upload Photograph mandatory	Do not upload photo and submit	Error message should be displayed	Error displayed	Pass	No	Yes
TC128	Verify Upload Photograph file format	Upload non-JPG file	System should reject invalid format	Validation shown	Pass	No	Yes
TC129	Verify Father's Name mandatory validation	Leave Father's Name blank and submit	Error message should be displayed	Error displayed	Pass	No	Yes
TC130	Verify Occupation dropdown selection	Click Occupation dropdown and select value	Selected occupation should be displayed	Displayed correctly	Pass	No	Yes
TC131	Verify Email ID mandatory validation	Leave Email ID blank and submit	Error message should be displayed	Error displayed	Pass	No	Yes
TC132	Verify invalid Email ID format	Enter invalid email format	Validation message should be shown	Validation shown	Pass	No	Yes
TC133	Verify Aadhaar Number mandatory	Leave Aadhaar Number blank and submit	Error message should be displayed	Error displayed	Pass	No	Yes
TC134	Verify Aadhaar Number length validation	Enter less/more than 12 digits	System should display validation error	Error displayed	Pass	No	Yes
	Verify PAN Card Number	Leave PAN Card Number					

TC140	Verify Mobile Number length validation	Enter less/more than valid digits	Validation message should be displayed	Validation shown	Pass	No	Yes
TC141	Verify Landline Number optional	Leave Landline Number blank	Form should accept without error	Accepted	Pass	No	Yes
TC142	Verify License Number field	Enter valid license number	Value should be accepted	Accepted	Pass	No	Yes
TC143	Verify License Issued Date mandatory	Leave date empty and submit	Validation message should be displayed	Error displayed	Pass	No	Yes
TC144	Verify License Issued Date future date	Select future date	System should not allow future date	Validation shown	Pass	No	Yes
TC145	Verify successful submission with valid data	Fill all fields with valid data and proceed	System should navigate to Upload Documents step	Navigated successfully	Pass	No	Yes
TC146	Verify Address Line 1 mandatory	Leave Address Line 1 blank and click Save & Continue	Validation message should be displayed	As expected	Pass	No	Yes
TC147	Verify State mandatory selection	Do not select State and submit	Error message should be shown	As expected	Pass	No	Yes
TC148	Verify District mandatory selection	Select State but not District	Validation message should be displayed	As expected	Pass	No	Yes
TC149	Verify Mandal mandatory selection	Do not select Mandal	Validation message should be displayed	As expected	Pass	No	Yes
TC150	Verify Village mandatory selection	Do not select Local Area/Village	Validation message should be displayed	As expected	Pass	No	Yes

	Verify Mandal mandatory selection	Do not select Mandal	Validation message should be displayed	As expected	Pass	No	Yes
TC149							
TC150	Verify Village mandatory selection	Do not select Local Area/Village	Validation message should be displayed	As expected	Pass	No	Yes
TC151	Verify PIN Code mandatory	Leave PIN Code blank	Error message should be displayed	As expected	Pass	No	Yes
TC152	Verify PIN Code length	Enter PIN less/more than 6 digits	Validation error should be displayed	As expected	Pass	No	Yes
TC153	Verify Address Proof mandatory	Do not upload PDF	Validation message should be displayed	As expected	Pass	No	Yes
TC154	Verify Address Proof file type	Upload non-PDF file	System should reject file	As expected	Pass	No	Yes
TC155	Verify Project Name mandatory when Yes selected	Select Yes → Leave Project Name blank → Click Add	Validation message should be displayed	As expected	Pass	No	Yes
TC156	Verify Project Name accepts valid text	Enter valid project name	Project name should be accepted	As expected	Pass	No	Yes
TC157	Verify only one option selectable (Yes/No)	Click **Yes**, then click **No**	Only one option should be selectable at a time	Validation message are not visible	Fail	No	Yes
TC158	Verify Civil/Criminal Cases mandatory	Do not select Yes or No	Validation message should be displayed	As expected	Pass	No	Yes
TC159	Verify only one option selectable (Yes/No)	Enter details → Click **Add**	Added registration details should be displayed	Details not displayed	Fail	Yes	Yes
		Select Yes/No → Do not	Validation message should be				