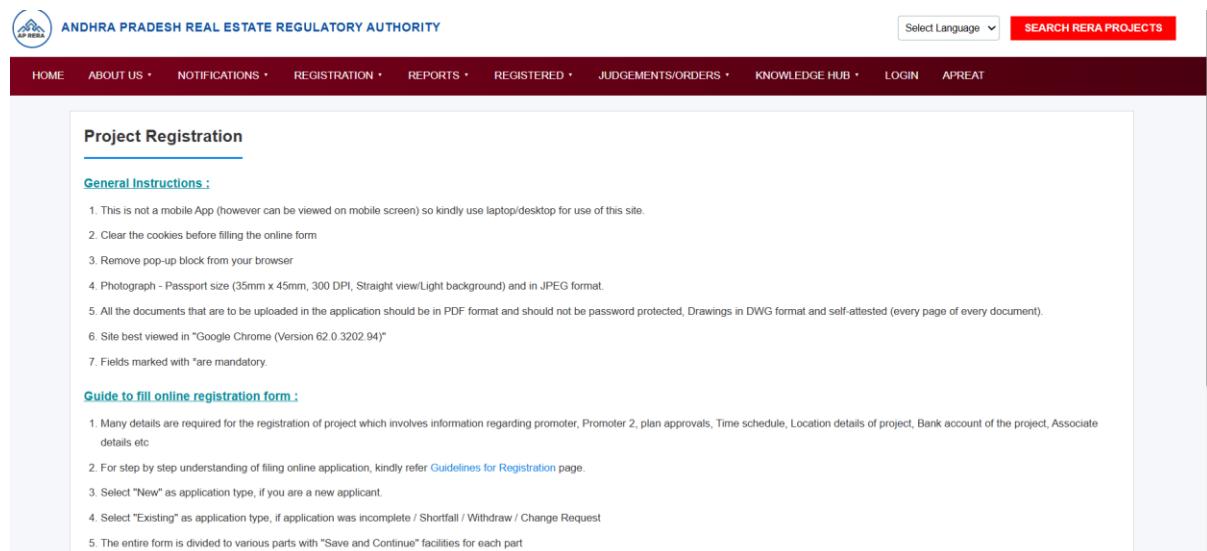


Today Work Update

Date:20-02-2026

Name: B. Lasya Priya

Today, I worked on preparing detailed validation and invalidation test cases for the remaining sections of the Project Registration module, including Upload Documents, Consultancy Details, Declaration, External Development Works, Associate Details (Agents, Architects, Engineers, Contractors, Chartered Accountants), and final submission validations. I verified mandatory field checks, file upload rules, input format validations, dropdown selections, checkbox behaviors, and Save/Submit actions, and identified several issues where validations were missing, invalid file formats were accepted, and records were getting saved without required inputs.



The screenshot shows the AP RERA website's Project Registration page. At the top, there is a header with the AP RERA logo, the text "ANDHRA PRADESH REAL ESTATE REGULATORY AUTHORITY", a "Select Language" dropdown, and a "SEARCH RERA PROJECTS" button. Below the header is a navigation bar with links for HOME, ABOUT US, NOTIFICATIONS, REGISTRATION, REPORTS, REGISTERED, JUDGEMENTS/ORDERS, KNOWLEDGE HUB, LOGIN, and APREAT. The main content area has a title "Project Registration". Under this, there are two sections: "General Instructions" and "Guide to fill online registration form". The "General Instructions" section contains a numbered list of 7 items with tips for using the site. The "Guide to fill online registration form" section contains a numbered list of 5 items with instructions for filling the application.

Project Registration Module							
Testcase Id	Description	Test steps	Expected Result	Actual Result	Status	Bugs	Checked
TC01	Verify Project Registration page loads	Open Project Registration URL	Page should load successfully	Page loaded properly	Pass	NA	Yes
TC02	Verify page heading	Check page title	"Project Registration" heading should display	Displayed correctly	Pass	NA	Yes
TC03	Verify General Instructions section	Check instructions section	All instructions should be visible	Visible correctly	Pass	NA	Yes
TC04	Verify Guide to fill form section	Check guide section	Guide text should display properly	Displayed correctly	Pass	NA	Yes
TC05	Verify Guidelines link navigation	Click "Guidelines for Registration" link	Should navigate to guidelines page	Not navigating	FAIL	Link not w Yes	
TC06	Verify Supporting Documents link	Click "Click Here" link	Supporting docs page should open	Not opening	FAIL	Navigatior Yes	
TC07	Verify Fee Calculator link	Click "Fee Calculator" link	Fee calculator page should open	Not responding	FAIL	Link issue Yes	
TC08	Verify Application Type label	Check Application Type field	Label should display with * symbol	Displayed correctly	Pass	NA	Yes
TC09	Verify New radio button selection	Click "New" option	Radio button should get selected	Selected correctly	Pass	NA	Yes
TC10	Verify Existing radio button selection	Click "Existing" option	Radio button should get selected	Selected correctly	Pass	NA	Yes
TC11	Verify only one radio selection	Select New then Existing	Only one option should be selected	Working correctly	Pass	NA	Yes
TC12	Verify Submit button visibility	Check Submit button	Submit button should be visible	Visible	Pass	NA	Yes
TC13	Verify Submit without selection	Click Submit without selecting radio	Validation message should appear	Validation not shown	FAIL	Missing va Yes	
TC14	Verify Submit with New selection	Select New → Click Submit	Should navigate to next page	Navigated correctly	Pass	NA	Yes
TC15	Verify Submit with Existing selection	Select Existing → Click Submit	Should navigate to Existing application page	Navigated correctly	Pass	NA	Yes



278	TC-CON-03	Verify zip code validation	Enter letters	Should reject	Only numeric values displayed	Pass
278	TC-CON-04	Verify valid percentage input	Enter valid number	Should accept	Value accepted successfully	Pass
279	TC-CON-05	Verify pending development mandatory validation	Leave blank	Error should appear	"Extent of development pending is required" shown Pass	
280	TC-CON-06	Verify logical validation	Enter carried + pending > 100	System should show error	"Total development cannot exceed 100%" displayed Pass	
281	TC-CON-07	Verify amount collected mandatory validation	Leave blank	Error should appear	"Amount collected is required" displayed Pass	
282	TC-CON-08	Verify numeric validation for collected amount	Enter alphabets	Should reject	"Only numeric values allowed" shown Pass	
283	TC-CON-09	Verify spent amount mandatory validation	Leave blank	Error should appear	"Amount spent is required" displayed Pass	
284	TC-CON-10	Verify balance amount mandatory validation	Leave blank	Error should appear	"Balance amount is required" displayed Pass	
285	TC-CON-11	Verify radio button mandatory validation	Do not select Yes/No for modification	Error should appear	"Please select modification option" displayed Pass	
286	TC-CON-12	Verify valid radio selection	Select Yes/No	Should accept	Selection accepted successfully Pass	
287	TC-CON-13	Verify Architect certificate mandatory upload	Do not upload file	Error should appear	"Architect Certificate is required" displayed Pass	
288	TC-CON-14	Verify Engineer certificate mandatory upload	Leave blank	Error should appear	"Engineer Certificate is required" displayed Pass	
289	TC-CON-15	Verify CA certificate mandatory upload	Leave blank	Error should appear	"CA Certificate is required" displayed Pass	
290	TC-CON-16	Verify valid file upload	Upload PDF files	Should accept	Files uploaded successfully Pass	
291	TC-CON-17	Verify invalid file format upload	Upload XLS/JPG	Should reject	System accepts invalid file format without validation Fail	
292	TC-CON-18	Verify project delayed radio mandatory validation	Do not select Yes/No	Error should appear	"Please select project delayed option" displayed Pass	
293	TC-CON-19	Verify numeric logical validation	Enter negative values	Should reject	"Value must be greater than zero" shown Pass	
294	TC-CON-20	Verify submission with empty mandatory fields	Leave all fields blank and save	System should prevent submission	Form submitted without validations Fail	
295	Testcase Id	Description	Test Steps	Expected Result	Actual Result	Status
296	TC-MF-01	Verify mandatory validation for No. of Units in project	Leave field blank and submit	Error should appear	"Number of Units in project is required" message Pass	
297	TC-MF-02	Verify numeric validation for Units in project	Enter alphabets	Should reject input	"Only numeric values allowed" displayed Pass	
298	TC-MF-03	Verify negative value validation	Enter -5	Should reject	"Value must be greater than zero" shown Pass	
299	TC-MF-04	Verify valid input for Units in project	Enter valid number	Should accept	Value accepted successfully Pass	
300	TC-MF-05	Verify mandatory validation for Units advances taken	Leave blank	Error should appear	"Units advances taken is required" displayed Pass	
301	TC-MF-06	Verify numeric validation for advances taken	Enter letters	Should reject	"Only numeric values allowed" shown Pass	

Project Engineers

Project Engineer Name*	Email ID	Address Line 1*	Address Line 2
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

State/UT*	District*	PIN Code*	Mobile Number*
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

Number of Key projects completed

Added Project Engineers

S.No	Name	Email	Address	Mobile	Actions
1	ghchhncf	lasyapriyaboddu9@gmail.com	penugunda	09666126400	<input type="button" value="Delete"/>

Testcase Id	Description	Test Steps	Expected Result	Actual Result	Status
295	TC-MF-01	Verify mandatory validation for No. of Units in project	Leave field blank and submit	Error should appear	"Number of Units in project is required" message
296	TC-MF-02	Verify numeric validation for Units in project	Enter alphabets	Should reject input	"Only numeric values allowed" displayed
298	TC-MF-03	Verify negative value validation	Enter -5	Should reject	"Value must be greater than zero" shown
299	TC-MF-04	Verify valid input for Units in project	Enter valid number	Should accept	Value accepted successfully
300	TC-MF-05	Verify mandatory validation for Units advances taken	Leave blank	Error should appear	"Units advances taken is required" displayed
301	TC-MF-06	Verify numeric validation for advances taken	Enter letters	Should reject	"Only numeric values allowed" shown
302	TC-MF-07	Verify logical validation	Enter advances greater than total units	System should show error	"Advances cannot exceed total units" displayed
303	TC-MF-08	Verify mandatory validation for units agreement	Leave blank	Error should appear	"Units agreement entered is required" displayed
304	TC-MF-09	Verify numeric validation for agreement units	Enter alphabets	Should reject	"Only numeric values allowed" shown
305	TC-MF-10	Verify logical validation for agreement units	Enter value greater than total units	System should show error	"Agreement units cannot exceed total units" displayed
306	TC-MF-11	Verify mandatory validation for units sold	Leave blank	Error should appear	"Units sold is required" displayed
307	TC-MF-12	Verify numeric validation for units sold	Enter letters	Should reject	"Only numeric values allowed" shown
308	TC-MF-13	Verify logical validation for sold units	Enter sold > total units	System should show error	"Sold units cannot exceed total units" displayed
309	TC-MF-14	Verify decimal validation	Enter decimal values	Should reject	"Only whole numbers allowed" displayed
310	TC-MF-15	Verify submission with empty mandatory fields	Leave all fields blank and submit	System should prevent submission	Form submitted without validation
311	TC-MF-16	Verify large number validation	Enter extremely large values	System should restrict input	"Value exceeds allowed limit" displayed
312					
313					

Structural Engineers

Engineer Name*

Email ID

Address Line 1*

Address Line 2

State / UT*

Select

District*

Select

PIN Code*

Year of establishment

Number of key projects completed

Licence Number*

Mobile Number*

Added Structural Engineers

S.No	Name	Email	Address	State	District	Mobile	Licence	Actions
1	ghchhncj'	lasyapriyaboddu@gmail.com	penugunda	1	15	09666126400	5467890	<input type="button" value="Delete"/>

←
→
0jv8810n-5173.inc1.devtunnels.ms/project-registration-wizard
🔍
☆
L
⋮

3. Remove pop-up blocker from your browser

4. Photograph - Passport size (35mm x 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)

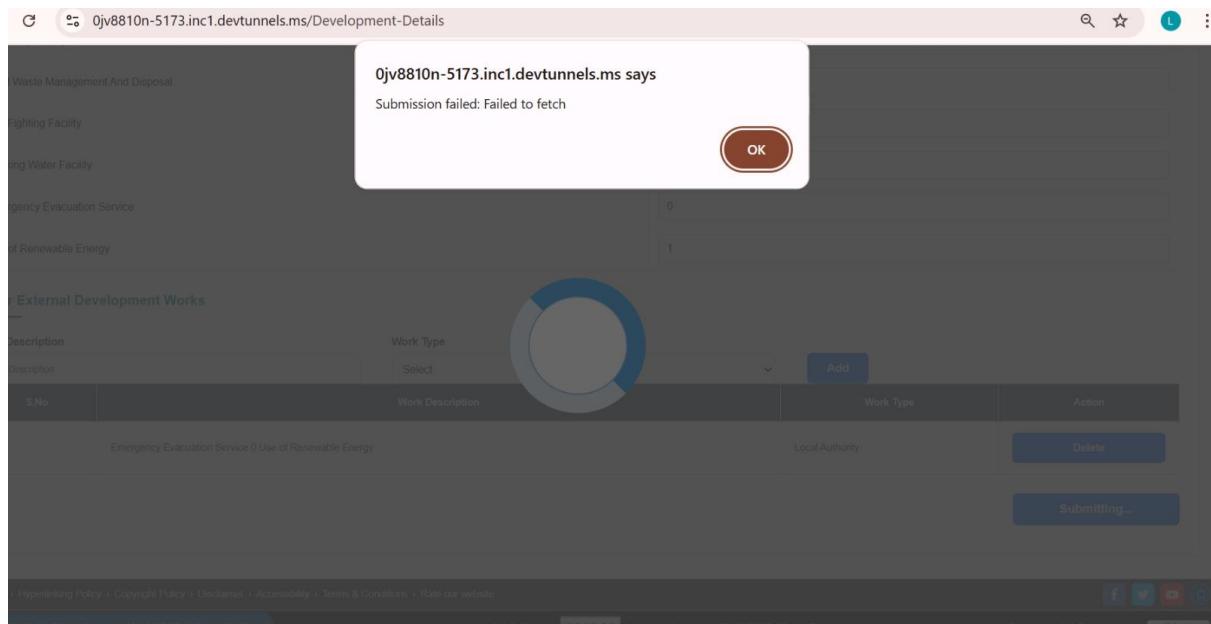
6. Site best viewed in "Google Chrome (Version 62.0.3202.94)"

7. Fields marked with *are mandatory.

Guide to fill online registration form :

- Many details are required for the registration of project which involves information regarding promoter, Promoter 2, plan approvals, Time schedule, Location details of project, Bank account of the project, Associate details etc
- For step by step understanding of filing online application, kindly refer [Guidelines for Registration](#) page.
- Select "New" as application type, if you are a new applicant.
- Select "Existing" as application type, if application was incomplete / Shortfall / Withdraw / Change Request
- The entire form is divided to various parts with "Save and Continue" facilities for each part
- List of Address Proof:** Aadhaar/Ration Card/Bank Book/Driving License/Voter Id/Gas/Phone Bill/Passport (Any one)
- [Click Here](#) for the list of supporting documents, their respective file formats that are needed to be attached with the Project Registration Application Form
- [Fee Calculator](#)

Application Type* New Existing



External Development Work

External Development Work Type	% of Work Completed
Roads	100
Water Supply	100

A screenshot of a web application titled "Project Registration". The top navigation bar includes links for HOME, ABOUT US, NOTIFICATIONS, REGISTRATION, REPORTS, REGISTERED, JUDGEMENTS/ORDERS, KNOWLEDGE HUB, LOGIN, and APREAT. Below the navigation is a breadcrumb trail: You are here / Home / Registration / Project Registration. The main form has a step-by-step progress bar with 8 numbered steps: 1. Promoter Profile, 2. Project Details, 3. Development Details, 4. Associate Details, 5. Upload Documents, 6. Preview, 7. Payment, and 8. Acknowledgment. The current step is Step 1. The form fields include:

- Application Number**: Input field containing "100126325805".
- Promoter Type**: Radio buttons for "Individual" (selected) and "Other than Individual".
- Enter PAN Details**: Input field containing "OFNPK4903L".
- Get Details**: A blue button.

External Development Work

External Development Work Type	% of Work Completed
Roads	12345

ANDHRA PRADESH REAL ESTATE REGULATORY AUTHORITY

Select Language

HOME ABOUT US NOTIFICATIONS REGISTRATION REPORTS REGISTERED JUDGEMENTS/ORDERS KNOWLEDGE HUB LOGIN APREAT

You are here: Home / Registration / Project Registration

Project Registration

8-step registration process: Promoter Profile, Project Details, Development Details, Associate Details, Upload Documents, Preview, Payment, Acknowledgment.

Application Number: Application Number* 100126325805

Promoter Type: Individual (radio button selected)

Designated Bank Account Details Of The Project:

Bank State*	Bank Name*	Branch Name*	Account No*
Select	Select	Select	Enter 18-digit Account Number
Account Holder's Name as in Bank Pass Book*	IFSC Code*	Upload Bank Statement*	

Development Details								
Testcase Id	Description	Test steps	Expected Result	Actual Result	Status	Bugs	Checked	
8 TC-PC-02	Verify multiple selection functionality	Select multiple checkboxes	System should allow multiple selections	Multiple options selected successfully	Pass			
9 TC-PC-03	Verify Total No of Plots mandatory validation	Leave Total Plots blank and submit	Error should appear	"Total No of Plots is required" displayed	Pass			
0 TC-PC-04	Verify numeric validation for Total Plots	Enter alphabets	Should reject input	"Only numeric values allowed" shown	Fail			
1 TC-PC-05	Verify negative value validation	Enter -5	Should reject	"Value must be greater than zero" displayed	Fail			
2 TC-PC-06	Verify valid Total Plots input	Enter valid number	Should accept	Value accepted successfully	Pass			
3 TC-PC-07	Verify Upload Plot Details mandatory validation	Do not upload Excel and click Upload	Error should appear	"Plot Details file is required" displayed	Pass			
4 TC-PC-08	Verify valid Excel upload	Upload valid Excel template file	File should upload successfully	Excel file uploaded successfully	Pass			
5 TC-PC-09	Verify invalid file format upload	Upload ZIP files	System should reject file	System accepts invalid file format without validation	Fail			
6 TC-PC-10	Verify tampered Excel validation	Upload modified Excel template	System should show error	"Invalid template format" validation displayed	Pass			
7 TC-PC-11	Verify logical validation for total plots count	Enter plot count not matching Excel data	System should show mismatch error	"Plot count mismatch with Excel data" displayed	Pass			
8 TC-PC-12	Verify unique unit number validation	Upload Excel with duplicate plot numbers	System should reject file	"Duplicate plot numbers not allowed" shown	Pass			
9 TC-PC-13	Verify Upload button functionality	Upload valid Excel and click Upload	Data should be processed	File uploaded and processed successfully	Pass			
0 TC-PC-14	Verify submission without selecting project type	Fill plot details without selecting checkbox	System should prevent submission	System allows submission without selection	Fail			
1 TC-EXT-01	Verify mandatory validation	Leave field blank and submit	Error should appear	"% of Work Completed is required" displayed	Pass			
2 TC-EXT-02	Verify numeric validation	Enter alphabets	Should reject input	"Only numeric values allowed" shown	Pass			
3 TC-EXT-03	Verify special characters validation	Enter @#%	Should reject input	"Invalid characters not allowed" displayed	Pass			

Associate Details								
Testcase Id	Description	Test steps	Expected Result	Actual Result	Status	Bugs	Checked	
156 TC-AG-01	Verify mandatory validation for Agent RERA Regis	Leave field blank and click Add	Error should appear	"Agent RERA Registration No is required" displayed	Pass			
157 TC-AG-02	Verify format validation for RERA No	Enter invalid format	System should reject input	"Enter valid RERA Registration Number" shown	Pass			
158 TC-AG-03	Verify special character validation for RERA No	Enter @#\$	Should reject input	"Invalid characters not allowed" displayed	Pass			
159 TC-AG-04	Verify valid RERA No input	Enter valid registration number	Should accept	Value accepted successfully	Pass			
160 TC-AG-05	Verify mandatory validation for Agent Name	Leave blank and click Add	Error should appear	"Agent Name is required" displayed	Pass			
161 TC-AG-06	Verify numeric validation for Agent Name	Enter only numbers	Should reject input	"Only alphabets allowed" shown	Pass			
162 TC-AG-07	Verify special character validation for Agent Name	Enter symbols	Should reject	"Invalid characters not allowed" displayed	Pass			
163 TC-AG-08	Verify mandatory validation for Agent Address	Leave blank and click Add	Error should appear	"Agent Address is required" displayed	Pass			
164 TC-AG-09	Verify address format validation	Enter only symbols	Should reject	"Invalid address format" displayed	Pass			
165 TC-AG-10	Verify mandatory validation for Mobile Number	Leave blank	Error should appear	"Mobile Number is required" displayed	Pass			
166 TC-AG-11	Verify mobile number length validation	Enter less than 10 digits	Error should appear	"Mobile Number must be 10 digits" shown	Pass			
167 TC-AG-12	Verify alphabet validation for mobile	Enter letters	Should reject	"Only numeric values allowed" displayed	Pass			
168 TC-AG-13	Verify valid mobile number input	Enter valid 10-digit number	Should accept	Mobile number accepted successfully	Pass			
169 TC-AG-14	Verify Add button with valid inputs	Fill all fields correctly and click Add	Record should be added to list	Record added successfully	Pass			
170 TC-AG-15	Verify Add button without mandatory fields	Leave all fields empty and click Add	System should prevent submission	Record added without validation	Fail			
171 TC-AG-16	Verify duplicate RERA No validation	Add same RERA No twice	System should prevent duplicate	Duplicate record added	Fail			
172 Testcase Id	Description	Test Steps	Expected Result	Actual Result	Status			
173 TC-AAG-01	Verify grid display after adding agent	Add valid agent details	Agent should appear in grid	Agent displayed successfully in table	Pass			

- Plot Details

Click here to download Plot Details Excel Template

Total No of Plots*

Upload Plot Details*

New file selected: Urban project testcases (2).xlsx(63 KB)

Testcase Id	Description	Test Steps	Expected Result	Actual Result	Status
369	TC-AG-14 Verify Add button with valid inputs	Fill all fields correctly and click Add	Record should be added to list	Record added successfully	Pass
370	TC-AG-15 Verify Add button without mandatory fields	Leave all fields empty and click Add	System should prevent submission	Record added without validation	Fail
371	TC-AG-16 Verify duplicate RERA No validation	Add same RERA No twice	System should prevent duplicate	Duplicate record added	Fail
372	Testcase Id Description				
373	TC-AAG-01 Verify grid display after adding agent	Add valid agent details	Agent should appear in grid	Agent displayed successfully in table	Pass
374	TC-AAG-02 Verify serial number auto generation	Add multiple agents	Serial numbers should increment automatically	Serial numbers generated correctly	Pass
375	TC-AAG-03 Verify data accuracy in grid	Add agent details	Grid should display same data entered	Data displayed correctly	Pass
376	TC-AAG-06 Verify Delete button functionality	Click Delete on a record	Record should be removed from grid	Record deleted successfully	Pass
377	TC-AAG-08 Verify grid refresh after delete	Delete a record	Grid should refresh automatically	Grid refreshed successfully	Pass
378	TC-AAG-09 Verify deleting last record validation	Delete all records	System should show no records message	Empty grid displayed correctly	Pass
379	TC-AAG-11 Verify Save & Continue after adding agents	Add agent → Click Save	Data should persist	Data saved successfully	Pass

— Villa Details

Click here to download Villa Details Excel Template
[Upload Villa Details*](#)
[Upload Excel](#)

Total No of Villas*

Upload Villa Details*

[Upload Excel](#)

Individual Other than Individual

Designated Bank Account Details Of The Project

Bank State*	Bank Name*	Branch Name*	Account No*
<input style="width: 100%; height: 25px; border: 1px solid #ccc; padding: 2px;" type="text"/>	<input style="width: 100%; height: 25px; border: 1px solid #ccc; padding: 2px;" type="text"/>	<input style="width: 100%; height: 25px; border: 1px solid #ccc; padding: 2px;" type="text"/>	<input style="width: 100%; height: 25px; border: 1px solid #ccc; padding: 2px;" type="text"/>
Account Holder's Name as in Bank Pass Book*	IFSC Code*	Upload Bank Statement*	
<input style="width: 100%; height: 25px; border: 1px solid #ccc; padding: 2px;" type="text"/>	<input style="width: 100%; height: 25px; border: 1px solid #ccc; padding: 2px;" type="text"/>	<input style="border: 1px solid #ccc; padding: 2px; margin-right: 10px;" type="file"/>	Choose File No file chosen

Promoter Details

Name*	Father Name*	PAN Card Number*	Upload PAN Card*
<input style="width: 100%; height: 25px; border: 1px solid #ccc; padding: 2px;" type="text"/>	<input style="width: 100%; height: 25px; border: 1px solid #ccc; padding: 2px;" type="text"/>	<input style="width: 100%; height: 25px; border: 1px solid #ccc; padding: 2px;" type="text"/>	<input style="border: 1px solid #ccc; padding: 2px; margin-right: 10px;" type="file"/>
Aadhaar Number*	Upload Aadhaar*	Mobile Number *	Landline Number
<input style="width: 100%; height: 25px; border: 1px solid #ccc; padding: 2px;" type="text"/>	<input style="border: 1px solid #ccc; padding: 2px; margin-right: 10px;" type="file"/>	<input style="width: 100%; height: 25px; border: 1px solid #ccc; padding: 2px;" type="text"/>	<input style="width: 100%; height: 25px; border: 1px solid #ccc; padding: 2px;" type="text"/>
Email Id*	Promoter Website URL	State/UT*	District*
<input style="width: 100%; height: 25px; border: 1px solid #ccc; padding: 2px;" type="text"/>	<input style="width: 100%; height: 25px; border: 1px solid #ccc; padding: 2px;" type="text"/>	<input style="width: 100%; height: 25px; border: 1px solid #ccc; padding: 2px;" type="text"/>	<input style="width: 100%; height: 25px; border: 1px solid #ccc; padding: 2px;" type="text"/>
Upload Photograph*	License Number by the local bodies	License issued date	Upload License certificate
<input style="border: 1px solid #ccc; padding: 2px; margin-right: 10px;" type="file"/>	<input style="width: 100%; height: 25px; border: 1px solid #ccc; padding: 2px;" type="text"/>	<input style="width: 100px; height: 25px; border: 1px solid #ccc; padding: 2px;" type="text"/>	<input style="border: 1px solid #ccc; padding: 2px; margin-right: 10px;" type="file"/>
GST Num	Upload GST Num Document		
<input style="width: 100%; height: 25px; border: 1px solid #ccc; padding: 2px;" type="text"/>	<input style="border: 1px solid #ccc; padding: 2px; margin-right: 10px;" type="file"/>		

Project Material Facts

Units in the projects*

0jv8810n-5173.inc1.devtunnels.ms says

Failed to fetch

OK

No of units sold in the project*

The above said information is true to the best of my knowledge. The material facts regarding the above table are not concealed anywhere.

The Authority is at a liberty to initiate legal action on the said project, if the above stated facts in the table is false.

SAVE AND CONTINUE

Testcase Id	Description	Test Steps	Expected Result	Data saved successfully	Status
380	Verify Save & Continue after adding agents	Add agent → Click Save	Error should appear	"Architect Name is required" displayed	Pass
381	TC-ARCH-01 Verify mandatory validation for Architect Name	Leave field blank and click Add	Error should appear	"Only alphabets allowed" shown	Pass
382	TC-ARCH-02 Verify numeric validation for Architect Name	Enter numbers	Should reject input	"Enter valid Email ID" displayed	Pass
383	TC-ARCH-03 Verify Email format validation	Enter invalid email	Error should appear	Field accepted successfully	Pass
384	TC-ARCH-04 Verify optional Email field	Leave email blank	Should allow submission	"Address Line 1 is required" displayed	Pass
385	TC-ARCH-05 Verify mandatory validation for Address Line 1	Leave blank	Error should appear	"State/UT is required" displayed	Pass
386	TC-ARCH-06 Verify dropdown validation for State	Keep default Select	Error should appear	"District is required" displayed	Pass
387	TC-ARCH-07 Verify dropdown validation for District	Leave unselected	Error should appear	"Only numeric values allowed" shown	Pass
388	TC-ARCH-08 Verify PIN Code validation	Enter alphabets	Should reject	"PIN Code must be 6 digits" displayed	Pass
389	TC-ARCH-09 Verify PIN Code length validation	Enter less than 6 digits	Error should appear	"Enter valid year" displayed	Pass
390	TC-ARCH-10 Verify Year of Establishment validation	Enter alphabets	Should reject	"Year cannot be future date" displayed	Pass
391	TC-ARCH-11 Verify logical validation for Year	Enter future year	Error should appear	"Only numeric values allowed" shown	Pass
392	TC-ARCH-12 Verify numeric validation for Projects Completed	Enter alphabets	Should reject	"COA Registration Number is required" displayed	Pass
393	TC-ARCH-13 Verify mandatory validation for COA Reg Number	Leave blank	Error should appear	"Invalid COA format" displayed	Pass
394	TC-ARCH-14 Verify format validation for COA Number	Enter invalid format	Should reject	"Mobile Number is required" displayed	Pass
395	TC-ARCH-15 Verify Mobile Number mandatory validation	Leave blank	Error should appear	"Mobile Number must be 10 digits" displayed	Pass
396	TC-ARCH-16 Verify Mobile Number length validation	Enter less digits	Error should appear	Architect added successfully	Pass
397	TC-ARCH-17 Verify Add button with valid data	Fill all fields correctly → Click Add	Record should appear in grid	Record deleted successfully	Pass
398	TC-ARCH-20 Verify Delete button functionality	Click Delete on grid record	Record should be removed	Record deleted successfully	Pass

Present Construction Status Of The Project

Extent of development carried out till date (0% to 99%)*

9999%

Extent of development pending (0% to 99%)*

109%

Testcase Id	Description	Test Steps	Expected Result	Actual Result	Status
400	TC-SE-01 Verify mandatory validation for Engineer Name	Leave blank → Click Add	Error should appear	"Engineer Name is required" displayed	Pass
401	TC-SE-02 Verify Engineer Name format validation	Enter numbers/special characters	Should reject input	"Only alphabets allowed" shown	Pass
402	TC-SE-03 Verify Email format validation	Enter invalid email	Error should appear	"Enter valid Email ID" displayed	Pass
403	TC-SE-04 Verify optional Email field	Leave email blank	Should allow submission	Accepted successfully	Pass
404	TC-SE-05 Verify mandatory validation for Address Line 1	Leave blank → Click Add	Error should appear	"Address Line 1 is required" displayed	Pass
405	TC-SE-06 Verify State dropdown validation	Keep default Select	Error should appear	"State/UT is required" displayed	Pass
406	TC-SE-07 Verify District dropdown validation	Leave unselected	Error should appear	"District is required" displayed	Pass
407	TC-SE-08 Verify PIN Code numeric validation	Enter alphabets	Should reject	"Only numeric values allowed" shown	Pass
408	TC-SE-09 Verify PIN Code length validation	Enter less than 6 digits	Error should appear	"PIN Code must be 6 digits" displayed	Pass
409	TC-SE-10 Verify Year of Establishment format	Enter alphabets	Should reject	"Enter valid year" displayed	Pass
410	TC-SE-11 Verify logical validation for Year	Enter future year	Error should appear	"Year cannot be future year" displayed	Pass
411	TC-SE-12 Verify Number of Projects numeric validation	Enter text	Should reject	"Only numeric values allowed" shown	Pass
412	TC-SE-13 Verify mandatory validation for Licence Number	Leave blank → Click Add	Error should appear	"Licence Number is required" displayed	Pass
413	TC-SE-14 Verify Licence Number format validation	Enter special characters	Should reject	"Invalid Licence Number" displayed	Pass
414	TC-SE-15 Verify Mobile Number mandatory validation	Leave blank → Click Add	Error should appear	"Mobile Number is required" displayed	Pass
415	TC-SE-16 Verify Mobile Number length validation	Enter less/more digits	Error should appear	"Mobile Number must be 10 digits" displayed	Pass
416	TC-SE-17 Verify Add button with valid data	Fill all fields → Click Add	Record should be added to grid	Engineer added successfully	Pass
417	TC-SE-20 Verify Delete button functionality	Click Delete on record	Record should be removed	Record deleted successfully	Pass

You are here : [Home](#) / Registration / Project Registration

Project Registration

8 Steps

- 1 Promoter Profile
- 2 Project Details
- 3 Development Details
- 4 Associates Details
- 5 Upload Documents
- 6 Preview
- 7 Payment
- 8 Acknowledgment

Document Type	Upload (Max size 70 MB for each document)	Uploaded Document
Copies of the registered ownership documents / Pattadar pass books issued by Revenue department along with link documents and authorization letter given by the Land Owner (refer Form P20 in form download).	<input type="button" value="Choose File"/> ont...xlsx	contract(2)(1).xlsx
Copies of the combined field sketches showing the Survey Number boundaries, Subdivision boundaries, and Layout boundaries duly marking the Geo-Coordinates at every corner of the site.	<input type="button" value="Choose File"/> IN...pdf	INV_2026-2027_000020.pdf
Detailed site plan showing the measurements as on ground including diagonals along with Geo-Coordinates (Latitude and Longitude) at end points of the project site along with incorporation on Satellite Imagery.	<input type="button" value="Choose File"/> ont...xlsx	contract(2)(1).xlsx
Copy of the registered development agreement between the Owner of the land and the Promoter / Authorization letter given by the Land owner to undertake the construction of the building by the promoter.	<input type="button" value="Choose File"/> 19...pdf	19-02-2026.pdf
Land Title search Report from an Advocate (include Advocate Enrolment Number) having experience of atleast ten years in land related matters.	<input type="button" value="Choose File"/> sta...csv	standard_rate_template.csv

Copies of the combined field sketches showing the Survey Number boundaries, Subdivision boundaries, and Layout boundaries duly marking the Geo-Coordinates at every corner of the site.	<input type="button" value="Choose File"/> IN...pdf	INV_2026-2027_000020.pdf
Detailed site plan showing the measurements as on ground including diagonals along with Geo-Coordinates (Latitude and Longitude) at end points of the project site along with incorporation on Satellite Imagery.	<input type="button" value="Choose File"/> ont...xlsx	contract(2)(1).xlsx
Copy of the registered development agreement between the Owner of the land and the Promoter / Authorization letter given by the Land owner to undertake the construction of the building by the promoter.	<input type="button" value="Choose File"/> 19...pdf	19-02-2026.pdf
Land Title search Report from an Advocate (include Advocate Enrolment Number) having experience of atleast ten years in land related matters.	<input type="button" value="Choose File"/> sta...csv	standard_rate_template.csv
Latest (by 30 days) Encumbrance certificate (for entire period of document) issued by the Registration and Stamps department.	<input type="button" value="Choose File"/> sta...csv	standard_rate_template.csv
Copy of the plan and proceedings issued by the competent Authority for approval of plans (TDR Bonds, if any).	<input type="button" value="Choose File"/> To...docx	Today_Work_Update_18.docx
Approved plan / list of amenities proposed in the site.	<input type="button" value="Choose File"/> Mo...zip	MobaXterm_Installer_v25.3.zip
NOC's issued by Authority (where applicable viz., Airport Authority, Fire Department, Environmental Clearance, etc.).	<input type="button" value="Choose File"/> No...sen	
Detailed technical specifications of the construction if the buildings and facilities proposed in the project including brand details, specifications of infrastructure and details of fixtures and fittings (refer Form P18 in forms download).	<input type="button" value="Choose File"/> No...sen	

TC-PC-20	Verify Project Details functionality	Click Delete on record	Record should be removed	Record deleted successfully	Status
418	Testcase Id	Description	Test Steps	Expected Result	Actual Result
419	TC-PC-01	Verify mandatory validation for Contractor Name	Leave blank → Click Add	Error message should display	"Nature of Work is required" shown
420	TC-PC-02	Verify Nature of Work format validation	Enter numbers/special characters	Should accept only alphabets	Validation message displayed
421	TC-PC-03	Verify mandatory validation for Contractor Name	Leave blank → Click Add	Error should display	"Contractor Name is required" shown
422	TC-PC-04	Verify Contractor Name format validation	Enter numeric/special characters	Should reject invalid input	Validation error displayed
423	TC-PC-05	Verify Email format validation	Enter invalid email	Error should display	"Enter valid Email ID" shown
424	TC-PC-06	Verify optional Email field behavior	Leave Email blank	Should allow submission	Record added successfully
425	TC-PC-07	Verify mandatory validation for Address Line 1	Leave blank → Click Add	Error should display	"Address Line 1 is required" shown
426	TC-PC-08	Verify State dropdown validation	Keep default Select	Error should display	"State/UT is required" shown
427	TC-PC-09	Verify District dropdown validation	Leave unselected	Error should display	"District is required" shown
428	TC-PC-10	Verify PIN Code numeric validation	Enter alphabets	Should reject input	"Only numeric allowed" shown
429	TC-PC-11	Verify PIN Code length validation	Enter less than 6 digits	Error should display	"PIN must be 6 digits" shown
430	TC-PC-12	Verify Year of Establishment format validation	Enter alphabets	Should reject input	"Enter valid year" shown
431	TC-PC-13	Verify logical year validation	Enter future year	Error should display	"Year cannot be future year" shown
432	TC-PC-14	Verify Number of Projects numeric validation	Enter text	Should reject input	Validation message shown
433	TC-PC-15	Verify Mobile Number mandatory validation	Leave blank → Click Add	Error should display	"Mobile Number is required" shown
434	TC-PC-16	Verify Mobile Number length validation	Enter less/more than 10 digits	Error should display	"Mobile must be 10 digits" shown

NOC's issued by Authority (where applicable viz., Airport Authority, Fire Department, Environmental Clearance, etc.).	<input type="button" value="Choose File"/> No ...sen	
Detailed technical specifications of the construction if the buildings and facilities proposed in the project including brand details, specifications of infrastructure and details of fixtures and fittings (refer Form P18 in forms download).	<input type="button" value="Choose File"/> No ...sen	
Topo Plan drawn to a scale with nearby land marks of the site.	<input type="button" value="Choose File"/> No ...sen	
Licenses/Enrolment form of Civil Contractors, or turnkey contractor, or EPC Contractors of the project (if any).	<input type="button" value="Choose File"/> No ...sen	
Licenses/Enrolment form of Structural Engineer of the project (if there is any overhead tank or major structure proposed in the layout).	<input type="button" value="Choose File"/> No ...sen	
Licenses/Enrolment form of Architect or firm or company.	<input type="button" value="Choose File"/> No ...sen	
Licenses/Enrolment form of Engineer or firm or company (if any).	<input type="button" value="Choose File"/> No ...sen	
Licenses/Enrolment form of Chartered Accountant or firm or company.	<input type="button" value="Choose File"/> No ...sen	
Detailed estimate of the expenditure for construction of the building (refer Form P16 in forms download).	<input type="button" value="Choose File"/> No ...sen	
Statement of source of funds for construction of building (refer Form P9 in forms download).	<input type="button" value="Choose File"/> No ...sen	
Details of financial agreement made with any bank or other financial institution recognised by the Reserve Bank of India and of legal safeguards taken, if any, for the construction of building, or transfer of building by sale, gift or mortgage or otherwise	<input type="button" value="Choose File"/> No ...sen	

Testcase Id	Description	Test Steps	Expected Result	Actual Result	Status
6 TC-CA-01	Verify mandatory validation for CA Name	Leave blank → Click Add	Error should display	"Chartered Accountant Name is required" shown	Pass
7 TC-CA-02	Verify CA Name format validation	Enter numbers/special characters	Should accept only alphabets	Validation message displayed	Pass
8 TC-CA-03	Verify Email format validation	Enter invalid email	Error should display	"Enter valid Email ID" shown	Pass
9 TC-CA-04	Verify Email optional behavior	Leave email blank	System should allow submission	Record added successfully	Pass
0 TC-CA-05	Verify Address Line 1 mandatory validation	Leave blank → Click Add	Error should display	"Address Line 1 is required" shown	Pass
1 TC-CA-06	Verify State dropdown validation	Keep default Select	Error should display	"State/UT is required" shown	Pass
2 TC-CA-07	Verify District dropdown validation	Leave unselected	Error should display	"District is required" shown	Pass
3 TC-CA-08	Verify PIN Code numeric validation	Enter alphabets	Should reject input	"Only numbers allowed" shown	Pass
4 TC-CA-09	Verify PIN Code length validation	Enter less/more than 6 digits	Error should display	"PIN must be 6 digits" shown	Pass
5 TC-CA-10	Verify ICAI Member ID mandatory validation	Leave blank → Click Add	Error should display	"ICAI Member ID is required" shown	Pass
6 TC-CA-11	Verify ICAI Member ID format validation	Enter special characters	Should allow only alphanumeric	Validation message shown	Pass
7 TC-CA-12	Verify Number of Projects numeric validation	Enter text	Should reject input	Validation error displayed	Pass
8 TC-CA-13	Verify Mobile Number mandatory validation	Leave blank → Click Add	Error should display	"Mobile Number is required" shown	Pass
9 TC-CA-14	Verify Mobile Number length validation	Enter less/more than 10 digits	Error should display	"Mobile must be 10 digits" shown	Pass
0 TC-CA-15	Verify Add button with valid inputs	Fill all valid fields → Click Add	CA details should be added to grid	Record added successfully	Pass
1 TC-CA-18	Verify Delete button functionality	Click Delete on record	Record should be removed	CA deleted successfully	Pass
2 TC-CA-19	Verify grid data display	Add record → Check grid	All values should display correctly	Data shown correctly	Pass

453	TC-PE-17	Verify grid data display	Add record → Check grid	All values should display correctly	Data shown correctly	Status
453	Testcase Id	Description	Test Steps	Expected Result	Actual Result	Status
454	TC-PE-01	Verify mandatory validation for Engineer Name	Leave blank → Click Add	Error message should display	"Project Engineer Name is required" shown	Pass
455	TC-PE-02	Verify Engineer Name format validation	Enter numbers/special characters	Should accept only alphabets	Validation error displayed	Pass
456	TC-PE-03	Verify Email format validation	Enter invalid email format	Error message should display	"Enter valid Email ID" shown	Pass
457	TC-PE-04	Verify Email optional behavior	Leave Email blank	System should allow submission	Record added successfully	Pass
458	TC-PE-05	Verify Address Line 1 mandatory validation	Leave blank → Click Add	Error message should display	"Address Line 1 is required" shown	Pass
459	TC-PE-06	Verify State dropdown validation	Keep default Select	Error message should display	"State/UT is required" shown	Pass
460	TC-PE-07	Verify District dropdown validation	Leave unselected	Error message should display	"District is required" shown	Pass
461	TC-PE-08	Verify PIN Code numeric validation	Enter alphabets	System should reject input	"Only numbers allowed" shown	Pass
462	TC-PE-09	Verify PIN Code length validation	Enter less/more than 6 digits	Error message should display	"PIN must be 6 digits" shown	Pass
463	TC-PE-10	Verify Mobile Number mandatory validation	Leave blank → Click Add	Error message should display	"Mobile Number is required" shown	Pass
464	TC-PE-11	Verify Mobile Number length validation	Enter less/more than 10 digits	Error message should display	"Mobile must be 10 digits" shown	Pass
465	TC-PE-12	Verify Mobile Number numeric validation	Enter alphabets	System should reject input	Validation message shown	Pass
466	TC-PE-13	Verify Number of Projects numeric validation	Enter text	System should reject input	Validation error displayed	Pass
467	TC-PE-14	Verify Add button with valid inputs	Enter valid details → Click Add	Engineer record should be added to grid	Record added successfully	Pass
468	TC-PE-17	Verify Delete button functionality	Click Delete on added record	Record should be removed	Record deleted successfully	Pass
469	TC-PE-18	Verify grid data display	Add record → Check grid	All entered values should display correctly	Data displayed correctly	Pass
470	TC-PE-19	Verify Save & Continue button validation	Click Save & Continue without adding required rec.	System should show validation message	Page moved without validation	Pass
471						
477						

Copy of documents showing details of mortgage or any other legal encumbrance created on land in favour of any bank or financial institution recognised by the RBI (where applicable).	<input type="button" value="Choose File"/> No .. sen	
Proforma of the Allotment Letter proposed to be signed with the Allottee (refer Form P14 in forms download).	<input type="button" value="Choose File"/> No .. sen	
Proforma of the Agreement for Sale proposed to be signed with the Allottee (refer Form P15 in forms download).	<input type="button" value="Choose File"/> No .. sen	
Proforma of the Conveyance Deed proposed to be signed with the Allottee	<input type="button" value="Choose File"/> No .. sen	
Structural Stability Certificate duly issued by Certified Structural Consultant (refer Form P19 in forms download).	<input type="button" value="Choose File"/> No .. sen	
Copy of Insurance of title of the land.	<input type="button" value="Choose File"/> Mo... zip	MobaXterm_Installer_v25.3.zip
FORM - B, Declaration, supported by an affidavit (on Rs.20 non judicial stamp paper), which shall be signed by the promoter or any person authorized by the promoter under Rule 3-B(2)(a) to of AP Real Estate Rules-2017 (refer Form P11 in forms download).	<input type="button" value="Choose File"/> ont... zip	contract-main.zip
Details of the area mortgaged to the Competent Authority for approval of Plans / Mortgage Deed.	<input type="button" value="Choose File"/> ont... zip	contract-main.zip

This Project Registration application is submitted by * Consultancy

Consultancy Details

Name of Consultancy/Agency/Association/Individual *	Name *	Mobile Number *
Lasyapriya Boddu	Lasyapriya Boddu	8765432123
Email Id *	Full Address for communication *	
lasyapriyaboddu9@gmail.com	penugunda	

Note: If encountered any issue during upload of documents, please contact APRERA IT Support Team.

Declaration

I/We solemnly affirm and declare that the particulars given above are correct to my/our knowledge and belief.

- 1. The applicability of the Penalty/additional fee may be imposed, if any, provision of the act is violated, as determined by the Authority, as the case may be.
- 2. As per section 4 of the RERA Act, 2016, you are hereby directed to address the shortfalls within 15 days as addressed by the Authority, failing which the application may be rejected as per Section 4 of the Act.

Testcase Id	Description	Test steps	Expected Result	Actual Result	Status
Testcase Id	Description	Test Steps	Expected Result	Actual Result	Status
478	Verify mandatory document upload validation	Click Save/Next without uploading required document	Error message should display for mandatory document upload	Validation message shown	Pass
479	Verify file format validation	Upload unsupported format (exe/txt)	System should reject file	"Invalid file format" message shown	Pass
480	Verify allowed file format upload	Upload valid PDF file	File should upload successfully	File uploaded successfully	Pass
481	Verify maximum file size validation	Upload file > 70MB	System should reject upload	"File size exceeds limit" message shown	Pass
482	Verify minimum file size validation	Upload empty/corrupted file	System should reject file	Error displayed	Pass
483	Verify upload without selecting file	Click upload without choosing file	System should not allow upload	Validation message shown	Pass
484	Verify multiple document upload	Upload all required documents	All files should upload successfully	All uploaded successfully	Pass
485	Verify replace uploaded document	Upload file → Upload another file	Previous file should be replaced	New file replaced successfully	Pass
486	Verify document preview display	Upload file → Check Uploaded column	Uploaded file name should display	File name displayed correctly	Pass
487	Verify duplicate file upload handling	Upload same file twice	System should allow replace OR show warning	File replaced successfully	Pass
488	Verify special characters in filename	Upload file with special characters	File should upload successfully	Upload successful	Pass
489	Verify network interruption during upload	Disconnect internet during upload	System should show upload failure message	Upload failed message shown	Pass
490	Verify upload button functionality	Click upload after selecting file	File should attach to row	Upload successful	Pass
491	Verify mandatory document missing submission	Submit form without key required docs	System should block submission	Submission allowed without validation	Fail
492	Verify wrong file type accepted bug	Upload non-PDF file if only PDF allowed	System should reject file	Non-PDF accepted	Fail
493	Verify uploaded file persistence	Refresh page after upload	Uploaded files should remain saved	Files disappeared after refresh	Fail
494	Verify Save & Continue without uploads	Click Save & Continue without files	Validation should trigger	Page moved without validation	Fail
495	Verify upload for each row separately	Upload different files in each row	Each document should save correctly	All saved correctly	Pass
496	Verify error message clarity	Upload invalid file	Error message should be clear and readable	Proper message displayed	Pass
497	Verify upload time performance	Upload large valid file	Upload should complete within acceptable time	Upload successful within time	Pass