



ಕರ್ನಾಟಕ ರಾಜ್ಯಪಾಠ

ಅಧಿಕೃತವಾಗಿ ಪ್ರಕಟಿಸಲಾದುದು
ವಿಶೇಷ ರಾಜ್ಯ ಪತ್ರಿಕೆ

ಭಾಗ - ೪	ಬೆಂಗಳೂರು, ಪ್ರಮ್ಹಾರ, ೨೮, ಅಕ್ಷ್ಯೋಬ್ರ್ಯಾಹ್ಮಿ, ೨೦೨೨ (ಕಾರ್ತಿಕ ,೦೯, ಶಕವರ್ಷ, ೧೯೪೪)	ನಂ. ೫೪೧
Part - IV A	BENGALURU, FRIDAY, 28, OCTOBER, 2022 (KARTHIKA ,06, SHAKAVARSHA, 1944)	No. 541

GOVERNMENT OF KARNATAKA

No. DOH 27 RERA 2019

Karnataka Government Secretariat,
Vikasa Soudha,
Bengaluru, dated: 27.10.2022.

NOTIFICATION

In exercise of the powers conferred by section 85 of the Real Estate (Regulation and Development) Act, 2016 (Central Act 16 of 2016), the Karnataka Real Estate Regulatory Authority, with the approval of the State Government, hereby makes the following regulations, namely: –

REGULATIONS

1. Title, commencement and application.— (1) These regulations may be called the Karnataka Real Estate Regulatory Authority (General) Regulations, 2022.

(2) They shall come into force on the date of their publication in the official Gazette.

(3) These regulations shall apply to all matters falling within the jurisdiction of the Authority in the state of Karnataka.

2. Definitions.— (1) In these regulations, unless the context otherwise requires, –

(a) “Act” means the Real Estate (Regulation and Development) Act, 2016 (Central Act 16 of 2016);

(b) "Address for service" means the address furnished by the party or applicant or his authorized agent or legal practitioner or chartered accountant or company secretary or cost accountant, at which service of the summons, notice or other processes may be effected;

(c) "Adjudication" means the process of arriving at decisions on complaints submitted to the Authority or the Adjudicating Officer under section 31 of the Act;

(d) "Authority" means the Karnataka Real Estate Regulatory Authority established under sub-section (1) of section 20 of the Act;

(e) "Certified copy" means as defined under section 76 of the Indian Evidence Act, 1872 (Central Act 1 of 1872);

(f) "Code" means the Code of Civil Procedure, 1908 (Central Act 5 of 1908) in relation to civil matters and the Code of Criminal Procedure, 1973 (Central Act 2 of 1974) in relation to criminal matters;

(g) "Complainant" means a person who has filed a complaint before the Authority or the adjudicating officer under section 31 or 71 of the Act;

(h) "Consultant" means and includes any person who may be appointed as such to assist the Authority on any matter required to be dealt with, by the Authority under the Act, and rules and regulations made there under;

(i) "Form" means the form appended to these regulations;

(j) "Media" means and include newspapers, magazines, periodicals, journals, radio, television, internet and other social media platforms;

(k) "No Lien Account" means a Bank Account without any third party rights or security interests;

(l) "No Lien fixed deposit" means the fixed deposit without any third party rights or security interests;

(m) "Officer" means an officer of the Authority;

(n) "RERA Bank Account" means the separate Bank Account to be maintained by the promoter in the local branch of a scheduled bank, where the

project is going on, as per sub-clause (D) of clause (l) of sub-section (2) of section 4 of the Act;

(o) "Rules" mean the Real Estate (Regulation and Development) Rules, 2017; and

(p) "Secretary" means the secretary of the Authority;

(2) Words and expressions used but not defined in these regulations shall have the same meanings assigned to them in the Real Estate (Regulation and Development) Act, 2016 (Central Act 16 of 2016) and rules made thereunder.

3. Formats of Certificates.- (1) The promoter shall designate a chartered accountant, architect and engineer who shall issue certificates for the project to enable the withdrawal of amounts from the RERA Bank Account and for work completion and such designated chartered accountant, architect or engineer shall not be removed, without prior concurrence of the Authority. The certificates shall be issued in the following manner, namely:-

(i) The certificate to be issued by the chartered accountant, project architect and project engineer, in practice for post-registration of the real estate project shall be in Form-1, Form-2 and Form-3 respectively;

(ii) the certificate required to be issued by the chartered accountant, project architect and project engineer in practice, for quarterly updates of the real estate project shall be in Form-4, Form-5 and Form-6 respectively;

(iii) the annual audit report on statement of accounts shall be in Form-7, which shall be issued in accordance with clause (l) of sub-section (2) of section 4 of the Act and shall be certified and signed by the statutory auditor of the promoter's enterprise;

(iv) application for the change of RERA Bank Account shall be in Form-B1;

(v) the certificate to be issued by the chartered accountant for change of the RERA Bank Account shall be in Form-B1-A;

(vi) the certificate to be issued by the existing Bank for change of RERA Bank Account shall be in Form-B2;

(vii) the certificate to be issued by the proposed Bank for transfer of funds to RERA Bank Account shall be in Form-B3;

(viii) the certificate to be issued by the promoter on confirmation of change of RERA Bank Account shall be in Form-B4;

(ix) the certificate to be issued by the project architect in practice for project extension about status of work and pending work shall be in Form-F1;

(x) the certificate to be issued by the chartered accountant in practice for project extension about fund required shall be in Form-F2;

(xi) the certificate to be issued by the project engineer in practice for project extension about status of work and pending work shall be in Form-F3;

(xii) the consent letter from the allottees for modification of the sanctioned plan shall be in Form-M

(xiii) the application for change of project name, address, RERA Bank Account details, promoter name, address or e-mail address or mobile number shall be in Form-U;; and

(xiv) the application for change of the promoter shall be in Form-V.

Explanation: The chartered accountant certifying the progress of the registered real estate project for the purpose of withdrawal of amounts from

the RERA Bank Account shall be a different entity than the chartered accountant who is statutory auditor of the promoter's enterprise.

(2) If the Form-7 issued by the statutory auditor reveals that any certificate issued by the chartered accountant, project architect or project engineer has false or incorrect information, the amount collected for a particular project has not been utilised for the project or withdrawals are not commensurate with the development of the project, the Authority shall, apart from taking action against the promoter under the Act, and rules and regulations made there under, shall also bring the matter to the concerned respective regulatory body of the said chartered accountant, architect or project engineer, for necessary penal action against them.

(3) The sanctioned plans and lay-out plans, along with the specifications approved by the competent authority, shall be prominently displayed by the promoter at the project site and the registered office of the promoter. Non compliance of this shall be deemed to be contravention under cause (a) of sub-section (1) of section 7 of the Act and shall be liable for penalty under section 61 of the Act.

4. Language of the Authority.- The language of the Authority shall be Kannada and English.

5. Seal and emblem.- The Authority shall have its own official seal and emblem and any document requiring authentication by the Authority shall be

issued under the seal of the Authority and shall be signed by the secretary or any other officer authorised by the Chairperson on this behalf.

6. Computation of time.- (1) Where a period of time and date from a specified day, act or event is specified by or allowed under these regulations for doing an act or taking a proceeding, the time shall be reckoned exclusive of the said day or of the day of the act or event from which the time runs.

(2) Where the time specified by or allowed under these regulations for doing an act or taking a proceeding expires on a holiday or on a day on which the office of the Authority is closed, the act may be done or the proceeding may be taken on the next working day or on the day on which the office is open.

7. Meeting.- (1) The Authority shall meet, as and when it is deemed necessary to transact its business, but not less than four times in a year.

(2) The Chairperson or in his absence, by a member nominated by the Chairperson in this behalf, shall fix the date, time and place of a meeting of the Authority and approve the subjects of agenda for the meeting.

(3) The Chairperson shall be required to convene a meeting of the Authority if any two members request for such a meeting, in writing:

Provided that, if the Chairperson is not available, any two members may, in writing, require the designated officer to convene such meeting of the Authority.

(4) Any business of the Authority may be transacted by circulation of papers to the members and acted upon, if approved. The resolution shall be placed before the Authority in the next meeting for its confirmation.

(5) Every meeting of the Authority shall normally be held at its head office, at such time as may be specified in the notice. When circumstances render it expedient to hold a meeting elsewhere, the same may, with approval of the Chairperson, be so held at any other place in Karnataka. In such a case, the notice convening such meeting shall specify the time and place of the meeting.

(6) Remote participation: The meeting may be carried out using video-conferencing or any other electronic means. Members who participate in a meeting remotely shall be counted in establishing the quorum or majority. In the event of a remote participation, attendance records shall be noted as "Remote participation" by the secretary.

(7) Not less than three working days notice shall ordinarily be given of each meeting of the Authority and such notice along with agenda shall be sent to every member, three working days in advance at his usual address in India as furnished by him to the Authority.

(8) Notwithstanding anything contained in sub-regulation (1), where a requisitioned meeting of the Authority is required to be convened, three days notice may not be required. However, sufficient notice shall be given to the members to enable them to attend the meeting.

(9) The notice, agenda and the minutes shall be delivered to the members personally upon acknowledgement or dispatched through registered post or transmitted through any other secure and reliable modern means of communication, as may be recognized under law for the time being in force.

(10) No business other than that for which the meeting has been convened shall be discussed at a meeting of the Authority, except with the consent of the Chairperson or the member presiding at the meeting and a majority of the members present.

8. Quorum for meeting.- (1) The quorum for transaction of business at a meeting of the Authority shall be a minimum of one-half of the appointed members present, with minimum of two members.

Explanation: While calculating the one-half of total strength under sub-regulation (1), if any fraction that might arise, shall be disregarded.

(2) If the quorum is not formed within half an hour from the time appointed for holding a meeting, the Chairperson or the presiding member, as the case may be, shall adjourn the meeting for such hour on some other day as he may deem fit and the notice of such adjournment shall be given to all the members along with the business which was to have been brought before the original meeting. If the quorum is not formed at the meeting so adjourned, the members present at the meeting shall form the quorum.

9. Minutes of meeting.- (1) The secretary or the designated officer shall record the minutes of meeting and maintain a register which shall, amongst other things, contain the name and designation of the members and invitees present in the meeting, a record of the proceedings and notes of dissent, if any. The draft minutes shall, as soon as practicable, be sent to the Chairperson and the attending members.

If no comments or confirmation is received from a member within seven days, the minutes shall be issued with approval of the Chairperson or presiding member. The designated officer shall also communicate, with the approval of the Chairperson or the presiding member, the minutes or extracts of the decision taken at the meeting to all concerned for necessary follow-up action and monitor their compliance by evolving a suitable reporting system. Periodical reports on follow-up action shall be submitted to the Authority.

(2) The minutes of the previous meeting shall be confirmed by circulation or at the next meeting of the Authority. The confirmed minutes shall be signed by the Chairperson or presiding member and taken on record thereafter. Each page of every book shall be initialled or signed and the last page of the record of the

confirmed proceedings of each meeting in such books shall be dated and signed by the Chairperson or the presiding member and shall be taken on record.

(3) The minutes of the proceedings kept in accordance with these regulations shall be evidence of the proceedings recorded therein.

(4) The Authority shall cause the minutes of all the proceedings to be maintained in the books kept for the purpose which may be in the form of binders containing loose leaves, duly numbered and bound regularly. In no case the minutes of the proceedings of a meeting shall be attached to any such book as aforesaid by pasting or otherwise.

(5) Notwithstanding anything in sub-regulation (5), the minutes may also be kept by way of micro films or any other authentic modern means of safe storing and retrieval of records or printed material produced by a computer, if the same is recognised under any law for time being in force and subject to the conditions, restrictions or safeguards specified in such law.

(6) The minutes of each meeting shall contain a fair and correct summary of the decision arrived at the meeting.

(7) The minutes shall also contain the name of the members present at the meeting and in the case of each decision taken at the meeting, the names of the members, if any, dissenting from or not concurring with the decision taken by majority.

(8) Nothing contained in this regulation shall deem to require the inclusion in any such minutes of any matter which are detrimental to the interest of the Authority.

Explanation: The Chairperson or the presiding member, as the case may be, shall exercise discretion in regard to the inclusion or non-inclusion of any matter in the minutes as specified in this sub-regulation.

(9) **Invitees at meeting:** Any person, whose presence at a meeting is desired for consultation or advice, may be invited to attend the meeting by the Chairperson.

10. Obligation of members at the meeting.- (1) A member shall attend all the meetings of the Authority, unless leave of absence has been sought and the same has been granted by the Chairperson or the presiding member. Such leave of absence shall be recorded in the minutes of the meeting.

(2) Any member who has a direct or indirect pecuniary or other interest in any matter, including those relating to immediate family, coming up for consideration in the meeting, shall not take part in such deliberation or decision of the Authority, with respect to that matter.

Explanation: For the purpose of this regulation, 'immediate family' means spouse, children (whether biological or adopted), parents, brothers, sisters or any person related by blood or marriage, whether he is dependent on such member or not.

11. Procedure for scrutiny of complaint, reference and review petition.-

(1) The complaints regarding compensation etc., in Form-N or Form-O (the forms appended to the rules) shall be lodged in the Karnataka RERA web portal, along with the fee specified. Whenever an unregistered real estate project is brought to the notice of the Authority, it may direct the complainant to provide the details of promoter and address to enquire.

(2) If the Authority finds after due enquiry that the particular project has to be registered with the Authority, the Authority shall initiate appropriate proceedings to register the project.

(3) Each complaint, appeal, review petition or reference received by the Authority shall be scrutinized by the authorised officer to check whether it conforms to these regulations and the defects, if any, shall be communicated to the party within a seven days.

(4) The Authority, by order, shall have the powers of formation of benches among the Chairperson and members, for effective and timely disposal of the complaint, appeal, review application, revision petition or reference or to exercise any of its powers.

(5) Nothing contained herein shall preclude the Authority from using the contents of such complaint, appeal, petition, revision application, review petition or reference in any manner as may be deemed fit, for inquiring into any possible contravention of any provisions of the Act, and rules and regulations made there under.

12. Adjudication proceedings.- For adjudication proceedings with respect to complaints filed with the Authority, the Authority may, by order, direct that specific matters or issues be heard and decided by a single bench of either the chairperson or any member of the Authority.

13. Authorised representative.- A person who is a party to any proceedings before the Authority may either appear in person or authorize any other person to present his case before the Authority and to do all or any of the acts for that purpose:

Provided that, the person appearing on behalf of any person in any proceeding before the Authority, shall file a memorandum of authorization, prior to the proceedings and an acknowledgement shall be obtained for the same.

14. Collection of information.- The Authority may issue such directions for the purpose of collection of any information, particulars or documents that the Authority may consider necessary in connection with the discharge of its functions under the Act, and rules and regulations made there under.

15. Investigation.- (1) The Authority at any time, direct the secretary or any other officer or person as the Authority considers appropriate, to study, investigate

or furnish information with respect to any matter within the jurisdiction of the Authority, under the Act, and rules and regulations made there under.

(2) The Authority may, for the above purpose of sub-regulation (1), give such other directions as it may deem fit and state the time within which the report is to be submitted or information be furnished.

16. Orders of the Authority.- (1) The Authority (Chairperson or member) hearing the proceeding shall pass orders with reasons and such orders shall be signed by the Chairperson or member of the Authority, hearing such proceeding.

(2) All the orders and decisions issued by the Authority shall be certified by the signature of the secretary or an officer empowered on this behalf by the Chairperson and shall be affixed with the seal of the Authority and be communicated, as expeditiously as possible from the date of passing thereof, to all the parties of the proceeding.

17. Interim order.- The Authority may pass such ad-interim or interim order, as the Authority may consider appropriate at any stage of the proceedings, having regard to the facts and circumstances of the case.

18. Compliance of orders.- The Authority or the Adjudicating officer shall have the power to direct the parties concerned to file an affidavit of compliance of its order or such other document in the manner specified in its order.

19. Certified copies of the order.- (1) The Authority shall, on such terms and conditions as it considers appropriate, provide for supply of certified copies of documents or final order or judgment and order papers available with it to any person, applying in the specified form, by making payment of rupees one hundred per copy of the order, containing up to a maximum of ten pages. If the pages exceed ten, then for every extra page a sum of rupees two per copy shall be paid.

(2) The parties to the proceedings are entitled to get a copy of the final order or judgment and order of the Authority or the Adjudicating officer, either by post or in person, free of cost:

Provided that, if required the additional copy, by the parties, shall be provided on payment of fee as specified in sub-regulation (1).

(3) The Authority shall designate an officer for ensuring timely response to the requests received for supply of certified copies of documents, who shall endeavor to dispatch the certified copies of the documents requested for, as expeditiously as possible, within a period of thirty working days from the date of receipt of request.

(4) The Authority may, by order, classify any information, document and papers or materials maintained by it, to be confidential or privileged and direct that it shall not be available for inspection or supply of certified copy. The Authority

may also direct that such document, paper or material shall not be used in any manner, except as specifically authorized by it.

(5) In case of maps, plans etc., a reasonable fee having regard to the skill, labour and time required for preparing the copy shall be fixed in each case by the secretary or officer in-charge and the same shall be deposited by the party applying for it. The whole of such fee so fixed shall be paid to the person employed for preparing such copy, who shall use his own material for that purpose.

(6) Before a copy is delivered, it shall be certified and sealed by the authorised officer in the manner prescribed under section 76 of the Indian Evidence Act, 1872.

(7) The Authority may, by an order, fix standard fee to be levied on the promoters, real estate agents or allottees, for inspection of documents, certified copies of documents and database management.

20. Inspection of records.- Inspection of documents shall be allowed in accordance with the Right to Information Act, 2005 (Central Act 22 of 2005) and rules made there under.

21. Destruction of records.- (1) Records pertaining to general administration, accounts and service matters of the employees and officers of the Authority shall be maintained as specified by the State Government.

(2) Records pertaining to registration of projects and complaints shall be maintained as per the procedure specified under Code of Civil Procedure, 1908.

(3) One copy of the entire file including note file and documents pertaining to the registration of projects shall be kept as permanent record. The other copies of the same registration file shall be destroyed after a period of six years from the date of registration.

(4) Records of the Authority, except permanent records, shall be destroyed by the order of the designated officer, after six years from the final conclusion of the proceedings and if any appeal is filed under section 44 of the Act, the same shall be destroyed after two years from the date of disposal of the appeal only after the approval of the Authority. The documents shall be destroyed in such manner, so as to render them unfit for any misuse.

(5) Entries regarding destruction shall be made in the relevant columns of the destruction register maintained in the specified format.

Explanation: Permanent records shall include orders, complaint register, interlocutory application register and such other records, as may be ordered to be included by the Chairperson.

22. Continuance of proceedings after death, etc.- (1) Where in a proceeding, any of the parties dies or is adjudicated as insolvent or in the case of a company, under liquidation or being wound up, the proceeding shall continue with the successors-in-interest, executor, administrator, receiver, liquidator or other legal representative of the party concerned, as the case may be.

(2) In case any person proposes to bring on record, the successors-in-interest, an application for the purpose shall be filed within the due date of the disposal of the complaint or application.

23. Effect of non-compliance.- Failure to comply with any requirement of these regulations shall not invalidate any proceeding, merely by reason of such failure, unless the Authority or the adjudicating officer is of the view that such failure has resulted in miscarriage of justice.

24. Power to remove difficulties.- If any difficulty arises in giving effect to any of the provisions of these regulations, the Authority may, by general or special order, do anything which is not inconsistent with the provisions of the Act and rules made thereunder, which appears to be necessary or expedient for the purpose of removing the difficulties.

25. Saving of Inherent power of the Authority.- (1) Nothing in these regulations shall be deemed to limit or otherwise affect the inherent power of the Authority to make such orders as may be necessary for meeting the ends of justice or to prevent the abuse of the process of the Authority.

(2) Nothing in these regulations shall bar the Authority from adopting in conformity with the provisions of the Act or rules made thereunder, a procedure, which is at variance with any of the provisions of these regulations including summary procedures, if the Authority, in view of the special circumstance of a matter or class of matters and for reasons to be recorded in writing, deems it necessary or expedient for so dealing with such a matter or class of matters.

(3) Nothing in these regulations shall bar the Authority to deal with any matter or exercise any power under the Act or rules made thereunder for which no regulations have been framed and the Authority may deal with such matters, powers and functions in a manner it thinks fit.

26. General power to amend or rectify.- The Authority may, at any time and on such terms as to costs or otherwise, as it may think fit, amend any defect or error in any proceedings before it, including any clerical or arithmetical error in any order passed by the Authority and all necessary amendments, rectifications shall be made for the purpose of determining the real question or issue arising in the proceedings:

Provided that, if the Authority desires to make amendments or rectifications in order to determine the real question or issue arising, the Authority shall provide an opportunity to the parties affected by such amendment or rectification touching the real question or issue to make representations and submissions with respect to the proposed amendment or rectification.

27. Extension or abridgement of time prescribed.- Subject to the provisions of the Act or rules made thereunder, the time prescribed under these regulations or by order of the Authority for doing any act may be extended, whether it has already expired or not, or abridged for sufficient reason, by an order of the Authority.

28. Costs.- (1) Subject to such condition and limitation as may be directed by the Authority, the costs of and incidental to, all proceedings shall be awarded at the discretion of the Authority and the Authority shall have power to determine by whom or out of what funds and to what extent such costs are to be paid and shall give all necessary directions for the aforesaid purposes.

(2) The costs shall be paid within thirty days from the date of the order or within such time as the Authority may, by order, direct. If a party fails to comply with an order for costs within the permitted period, the order of the Authority awarding costs shall be executed forthwith in the same manner as a decree or order of a civil court.

29. RERA Bank Account.- (1) General guidelines: The RERA Bank Account shall be a No Lien account and withdrawal from the account shall be in accordance with the provisions of the Act, rules and regulations made thereunder. The amount withdrawn from the RERA Bank Account shall be utilised for the purpose of completion of the same real estate project. However, there is no end use restriction on the amount which is withdrawn from the RERA Bank Account, in accordance with the provisions of the Act, rules and regulations made there under.

(2) Account opening: A RERA Bank Account shall be opened before applying for registration and maintained for each of the registered project of the promoter, in the local branch of a scheduled bank, where the project is going on. Details of the RERA Bank Account shall be submitted along with the project registration application. It shall be required to suffix the term “RERA Designated account for name of the project, real estate project” with the name of the account holder.

Illustration: if the name of the promoter is M/s ABC Ltd and the name of the project is XYZ, then the name of the account shall be “ABC-RERA Designated Account of XYZ”.

Each project shall have only one RERA Bank Account. In case of multiple promoters, necessary contractual or legal arrangements shall be made by the principal promoter, who shall register the project, to ensure proper operation of the account.

(3) Deposits: The promoter shall deposit seventy percent of the amount collected or realized from allottees (other than pass through charges and indirect taxes), in the RERA Bank Account. In case of project which is higher than the estimated value of sales revenue, hundred percent of the amount collected from the allottees (other than pass through charges and indirect taxes), shall be

deposited in the RERA Bank Account. The money present in the RERA Bank Account may be kept in fixed deposit with the bank and such fixed deposit shall be No Lien Fixed Deposit and no loan shall be obtained against and no charge shall be created on such fixed deposit.

(4) Reporting: The promoter shall submit Form-4, Form-5 and Form-6 to the Authority for quarterly return filing compliance. The promoter shall get the accounts audited within six months after the end of every financial year by the statutory auditors of the promoter's enterprises and shall submit a report on statement of accounts on project fund utilization and withdrawal by the promoter in Form-7. In case of a fixed deposit being made from the money in the RERA Bank Account, the chartered accountant shall verify that there is no lien or charge on such fixed deposit. The promoter and/or chartered accountant shall obtain the no lien or charge certificate in respect to such fixed deposit from the bank once in every three months and submit the same as part of quarterly compliance return. The promoter shall append copy of the RERA Bank Account pass book statement certified by chartered accountant to Form – 4, as part of the project quarterly return submission.

(5) Change of RERA Bank Account: The promoter may change the RERA Bank Account from one bank to another bank only with prior permission of the Authority. For RERA Bank Account change request, promoter shall submit through Authority's web portal along with fee and documents in the following forms, namely:-

- (i) application for change in RERA Bank Account in Form-B1(A);
- (ii) copy of the Board resolution;
- (iii) No objection certificate (NOC) from the existing Bank Account branch in Form-B2 along with account statement up to closing date;
- (iv) proposed RERA Bank Account to be opened;
- (v) reason for change of RERA Bank Account along with supporting documents;
- (vi) fund transfer compliance letter in Form-B3, along with confirmation letter of RERA Bank Account closure in Form-B4; and
- (vii) up to date compliance reports under sub-section (1) of section 11 of the Act.

(6) Power of the Authority: Upon revocation of the registration, the Authority may direct the bank holding the RERA Bank Account, to freeze or de-freeze the said account, to facilitate the remaining development works in accordance with the provisions of clause (c) of sub-section (4) of section 7 and section 8 of the Act. The Authority may, in the interest of the allottees, enquire into the payment of amount out of RERA Bank Account.

By Order and in the name of the
Governor of Karnataka,

(HEMAVATHI)
Under Secretary to Government (RERA),
Housing Department.

FORM - 1

(see clause (i) of sub-regulation (1) of regulation 3)

CERTIFICATE BY CHARTERED ACCOUNTANT(On Letter head)
(Registration)

RERA No.	:
Project Name	:
Promoter Name	:

I, _____ (full name of the CA) am a proprietor/partner of the firm _____ (full name of the firm as per ICAI records) is a member of Institute of Chartered Accountants of India holding Certificate of practice (ICAI Membership No. _____) having office at _____ (full office address) issuing this certificate with respect to the real estate project being registered with Karnataka RERA.

I have undertaken to issue the Chartered Accountants certificates as mandated U/s. 4(2)(l)(D) of the Real Estate (Regulation and Development) Act, 2016 read with Karnataka Real Estate (Regulation and Development Rules) 2017 to facilitate the promoter to withdraw the money from the RERA Designated Bank Account based on the percentage of completion of the Project.

- (1) This is to certify the details of M/s. _____ (name of the promoter) having their office at _____ (full address of the promoter) being the promoter of the Real Estate Project _____ (name of the project as per application).

- (2) The Promoter of the proposed real estate project is an Individual/Partnership Firm / LLP / Company / Society / Others. I have verified the ownership document of the entity and present owners and details of the entity are as below:

Nature of Entity	Name of the Owners of the entity	Percentage of ownership in the entity	Total Capital contributed by the owners/members as on 31/03/20XX
Individual / Proprietor-ship	Name of the individual or proprietor	100%	Rs.
Partnership Firm or LLP	a. Partner 1 b. Partner 2 c. Partner 3 d. Partner 4 e. Partner 5	a. Partner 1 - 40 % b. Partner 2 - 30 % c. Partner 3 - 20 % d. Partner 4 - 5 % e. Partner 5 - 5 %	Rs.
		TOTAL 100 %	
Company	a. Shareholder 1 b. Shareholder 2 c. Shareholder 3 d. Shareholder 4 e. Shareholder 5 Note: In case of shareholding less than 5 %, can be consolidated and mentioned as group of shareholders holding less than 5%	a. Shareholder 1 - 40 % b. Shareholder 2 - 30 % c. Shareholder 3 - 20 % d. Shareholder 4 - 5 % e. Shareholder 5 - 5 %	Rs.
		TOTAL 100 %	
Society	a. Total Number of Members in the Society b. Total Number of Shares in the society		Rs.
Others	Eg. KHB/HUF/ AOP/BOI etc		Rs.

(mention the relevant details based on the type of promoter entity)

1. Additional details of the Promoter:

Sl No	Details	Details
1	Promoter Registration Number (Partnership Reg, Company Incorporation, Society Reg No and PANo in case of Individual)	
2	Date of Birth / Date of incorporation as per the certificate	
3	GST Registration (if applicable)	
4	List of Designated Partners in case of LLP as on date	
5	List of Directors (as per ROC) as on date	
6	Total Value of the Assets as per latest Balance Sheet	
7	Total Net worth of the Promoter as per latest Balance Sheet	

2. The project being developed is plotted development / group housing / villa project / commercial / mixed development / industrial project. The promoter has obtained necessary sanctioned plan from the competent authorities. The project address being _____ (mention full address as mentioned in the sanctioned plan).
3. The promoter of the project has opened the RERA Designated Bank Account for the proposed project and details are as below:
- (i) Name of the Account Holder:
 - (ii) Designated Account Number:
 - (iii) Bank Name:
 - (iv) IFSC Code:
 - (v) Branch Name:
 - (vi) Account Name as per Bank Records
(based on pass sheet / pass book etc)
4. The promoter has provided the details of the estimated cost of the real estate project. I / We have reviewed the estimated cost of the project and details are

as below. These values are based on the supporting documents provided by the promoter.

Sl. No.	Estimated Cost of	Amount in INR	Remarks
1	Land of the Project		Higher of acquisition cost or guidance value (ASR) as on DD/MM/YYYY (nearest date of RERA registration application date)
2	Estimate cost of Various approvals and NOC's of the Project - a. Plan Approvals b. Water c. Electricity d. Pollution Control e. AAI f. BSNL/CZR g. Others ----- TOTAL		Promoter to calculate these estimates based on the sanctioned plan. May vary from time to time
3	Construction Cost – a. Estimate of construction cost as certified by the Engineer. b. Architects, Engineer, Consultants Fees etc. c. Administrative Costs. d. Taxes, Cess or levy. e. Interest on borrowings. ----- TOTAL		Promoter has calculated these costs based on the present sanctioned plan, specifications in the project, proposed facility, amenities in the project to complete the development work as promised to the allottees in the project.
4	TOTAL ESTIMATED COST OF THE PROJECT (1+2+3)		

5. The Promoter of the Project has borrowed money from the following parties for the purpose of real estate project being registered:-

S1. No.	Particulars	In Rs.
1	Total Borrowings (If Applicable)	
	a. Name of the lender b. Amount	
2	Mortgage Details (If Applicable)	
	a. Name of the lender b. Amount	

6. The Promoter of the project is in compliance with the section 3(1) of the RERA Act and it is certified that the promoter has not entered into any agreements in the sale of plot or units and booking amount or advance amounts have not been received from any of the allottees.

This certificate is issued to the promoter of the project for the purpose of RERA Registration. The detail of this certificate is prepared based on details, documents, information, undertaking provided by the promoter. This certificate shall not be used for any other purposes other than mentioned herein.

Signature of the Chartered Accountant	
Name	
Membership Number	
Address with PINCODE	
Contact Details	
Email id	
Website Link	
UDI No	

Date :

Place :

Note:

- Fill all the details in this certificate, mention Not Applicable, do not leave blank.
- The details of CA mentioned on the website shall be the same CA, who undertake to issue this certificate
- Promoter shall not appoint or engage new CA without obtaining the No Objection Certificate from this CA for the purpose of withdrawal of funds from the project Bank Account in accordance with Sec 4(2)(l)(D) of the RERA Act
- CA shall issue this certificate in accordance with ICAI Standards

FORM - 2

(see clause (i) of sub-regulation (1) of regulation 3)

CERTIFICATE BY ARCHITECT(on Letter head)
(Registration)

Date:

RERA No.:

Project Name:

Promoter Name:

To,

The _____ (Name and Address of Promoter).

Subject: Certificate of estimated Cost of construction work of _____ Wing(s) of the _____ phase of the project provisional of residential accommodation for _____, situated on the Plot bearing C.N. No./CTS No./Survey no./Final Plot no. _____, _____ District _____ PIN _____ admeasuring _____ sq.mts., area being developed by _____.

Sir,

This certificate is issued in accordance with the provisions the Act read with the Karnataka Real Estate (Regulation and Development) Rules, 2017.

I have verified the sanctioned drawing. The work is as per the sanctioned drawing given by the Competent Authority with sanctioned drawing No. _____.

I/We _____ have undertaken assignment as Architect/Licensed surveyor of certifying estimated cost of Construction Work of the _____ Wing(s) of the _____ Phase of the Project, situated on the plot bearing C.N. No./CTS No./Survey no./Final Plot no. _____ of _____ District _____ PIN _____ admeasuring _____ sq.mts., area being developed by _____.

Based on Site Inspection done on _____, with respect to each of the Building/Wing of the aforesaid Real Estate Project, I certify that as on the date of

this certificate, the estimated cost for each of the building/Wing of the Real Estate Project as registered vide number _____ under Karnataka RERA is rupees _____.

Yours faithfully,

Name and Signature of Architect
COA No.:
Address:
Contact number:
E-mail ID:
Website link:

Date:

Place:

***Note:** The same Architect is responsible for the completion of project. In case of change of the Engineer, approval shall be taken from the Authority.

FORM – 3

CERTIFICATE BY ENGINEER

(see clause (i) of sub-regulation (1) of regulation 3)
(on Letter head)
(Registration)

Date:

RERA No.:

Project Name:

Promoter Name:

To,

The _____ (Name and Address of Promoter).

Subject: Certificate of estimated Cost for Development of (Project Name) for construction of _____ building(s) _____ Wing(s) of the _____ phase, situated on the Plot bearing C.N. No./CTS No./Survey no./Final Plot no. _____, demarcated by its boundaries (latitude and longitude of the end points) _____ to the North _____ to the South _____ to the East _____ to the West of Division _____ village _____ taluka _____ District _____ PIN _____ admeasuring _____ sq.mts., area being developed by _____ (Promoter).

Sir,

This certificate is issued in accordance with the provisions of section 4(2) (l) (D) of the Act read with sub-rule (5) of rule 4 and rule 5 of the Karnataka Real Estate (Regulation and Development) Rules, 2017.

I have verified the sanctioned drawing. The work is as per the sanctioned drawing given by the Competent Authority with sanctioned drawing No. _____. I am satisfied that the physical progress of the project is in accordance with that of the RERA registration application details.

I/We _____ have undertaken assignment of certifying Estimated Cost for the Real Estate Project proposed to be registered under RERA, being _____ Building(s)/_____ Wing(s) of the _____ Phase situated on the plot bearing C.N. No/CTS No./Survey no./Final Plot no._____ of Division _____ village _____ taluka _____ District _____ PIN _____ admeasuring _____ sq.mts. area being developed by _____ (Owner/Promoter).

We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs._____.

Yours faithfully,

Name and Signature of Engineer
Licence No.:
Address:
Contact number:
E-mail ID:
Website link:

Date:

Place:

***Note:** The same Engineer is responsible for the completion of project. In case of change of the Engineer, approval shall be taken from the Authority.

FORM - 4

(see clause (ii) of sub-regulation (1) of regulation 3)

CERTIFICATE BY CHARTERED ACCOUNTANT

(on Letter head)

(to be uploaded by the promoter on his webpage on the RERA portal for quarterly updates)

Date:

KRERA Registration No.:

Project Name:

Promoter Name:

Cost of the real estate project:

Quarter Ending Date:

This certificate is issued in accordance with the provisions the Act read with the Karnataka Real Estate (Regulation and Development) Rules, 2017.

The promoter, in compliance with section 4 (2) (l) (D) of the Act, has deposited 70% of the amounts received from the allottees of this project in the following account:

Name of the Account Holder:

Designated Account No.(RERA Bank Account):

Bank Name:

IFSC Code:

Branch Name:

Sl. No.	Particulars	Amount (in Rs.)	
		Estimated Amount (Column-A)	Incurred Amount (Column -B)
1	Land Cost: (a) The cost incurred by the promoter for acquisition of ownership and title of the land parcels for the project as an outright purchase, lease, etc. (b) Amount paid for acquisition/purchase of TDR (if any) (c) Amount paid to the Competent Authority for project approval, no		

Sl. No.	Particulars	Amount (in Rs.)	
		Estimated Amount (Column-A)	Incurred Amount (Column -B)
	objection certificates, stamp duty, transfer charges, registration charges, conversion charges, change, taxes, statutory payments to the State and Central Government.		
	Sub-Total of LAND COST:		
2	<p>Development Cost/Cost of Construction:</p> <p>(a) (i) Estimated Cost of Construction as certified by Engineer. (ii) Actual Cost of Construction incurred as per the books of accounts as verified by the CA</p> <p>Note: for adding to total cost of construction incurred, minimum of (i) or (ii) is to be considered.</p> <p>(iii) On-site expenditure for development of entire project excluding cost of construction as per (i) or (ii) above, i.e. salaries, consultant fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment including its hire and maintenance costs, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered.</p> <p>(b) Payment of Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority.</p> <p>(c) interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.</p>		
	Sub-Total of Development Cost:		
3	(1) Total Estimated Cost of the Real Estate Project: ((1 + 2) of Estimated Column)		

Sl. No.	Particulars	Amount (in Rs.)	
		Estimated Amount (Column-A)	Incurred Amount (Column -B)
	<p>(2) Total Cost incurred of the Real Estate Project: ((1+ 2) of Incurred Column)</p> <p>(3) Percentage of completion of Construction Work: (as per Project Architect's Certificate)</p> <p>(4) Proportion of the Cost incurred on land Cost to the Total Estimated Cost:</p> <p>(5) Proportion of the Cost incurred on Construction Cost to the Total Estimated Cost:</p> <p>(6) Total percentage of completion of construction as per CA:</p> <p>(7) Amount which can be withdrawn from the Designated Account (Total Estimated Cost* as percentage of completion of construction)(lower of (4) and (7)):</p>		
4	<p>(8) Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.</p> <p>(9) Net Amount which can be withdrawn from the Designated Bank Account under this certificate.</p>		
2	Borrowing/Mortgage details(if applicable):		
	<p>(a) Borrowing details: Name of the lender: Amount disbursed: Amount pending for disbursement from lender: Amount to be repaid to lender:</p> <p>(b) Mortgage details: Mortgaged to: (Name of entity or institution)</p>		

Sl. No.	Particulars	Amount (in Rs.)	
		Estimated Amount (Column-A)	Incurred Amount (Column -B)
	Amount disbursed: Amount pending for disbursement: Amount to be repaid to lender:		
3	Details of transactions in the designated RERA Bank Account: (include pre RERA transactions in case of ongoing projects, wherever applicable)		
	(a) Total number of units booked: (b) Total amount realized from sale of units during the quarter (3b): (c) Total amount deposited into the bank out of sale proceeds during the quarter (3): (d) Percentage of deposit made:		
	Reconciliation for the quarter: (a) Opening balance date (quarter starting date): (b) Opening balance as per bank statement (to match with the previous quarter closing bank balance): (c) Deposits during the quarter on account of sales: (d) Other deposits made (if any): (e) Withdrawals during the quarter from the sales proceeds: (f) Other withdrawals made (if any): (g) Closing balance as per bank statement: (h) Closing balance date (quarter end date):		
	Cumulative Reconciliation from the beginning of the project: (a) Opening balance of the account: (b) Total deposits made from sales proceeds:		

Sl. No.	Particulars	Amount (in Rs.)	
		Estimated Amount (Column-A)	Incurred Amount (Column -B)
	(c) Total deposits made other than sale proceeds (if any): (d) Total withdrawals made from sales proceeds: (e) Total withdrawals made other than those from sales proceeds (if any): (f) Closing balance for the current quarter ((a)+(b)+(c))-((d)+(e))		

This certificate is being issued for the project _____ with RERA Registration No. _____, in compliance of the provisions of section 4(2)(l)(D) of the Act and based on the records and documents produced before me and explanations provided to me by the management of the Company.

Qualification/Observations:

I hereby certify that the total amount collected or realised from the allottees on account of sale or booking of the units during the quarter is Rs._____ (as per AA) out of which Rs. _____ is deposited into the project designated Bank Account as per section 4(2)(1)(D) of the Act.

Yours faithfully,

Name and Signature of Chartered Accountant:
Membership No.:
Address:
Contact number:
E-mail ID:
Website link:
UDI No.:

ADDITIONAL INFORMATION FOR PROJECTS

- (1) Estimated Balance Cost to Complete the Real Estate Project: _____
(Difference of Total Estimated Project cost less Cost incurred)
- (2) Balance amount of receivables from sold apartments as per statement appended to this certificate: _____
(as certified by Chartered Accountant as verified from the records And books of Accounts)
- (3) (i) Balance Unsold area:
(to be certified by Management and to be verified by CA from the records and books of accounts)
(ii) Estimated amount of sales proceeds in respect of unsold apartments:
(calculated as per ASR multiplied to unsold area as on the date of certificate, to be calculated and certified by CA)
- (4) Estimated receivables of ongoing project:
(Sum of 2 + 3 (ii))
- (5) Amount to be deposited in Designated Account (70% or 100%):
(If amount at Sl. No. (4) is greater than at (1), then 70% of the balance receivables of Ongoing project shall be deposited in designated Account.
If amount at Sl. No. (4) is lesser than (1), then 100% of the balance receivables of Ongoing project shall be deposited in designated Account)

Statement for calculation of Receivables from the Sales of the Ongoing Real Estate Project

1. Sold Inventory:

Sl. No .	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Agreement /Letter of Allotment	Received Amount	Balance Receivable	Date of agreement of sale	Is agreement registered Yes/No
1							
2							

2. Unsold Inventory Valuation:

(Ready recknor rate as on the date of certificate of the Residential/commercial premises Rs. _____ per sm.)

Sl. No.	Flat No.	Carpet Area (in sq.mts.) (A)	Unit Consideration (as per ready recknor rate (ASR))(B)	Total ASR consideration per flat (A*B)
1				
2				

This certificate is being issued for RERA compliance for the Company (Promoter's Name) and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours faithfully,

Name and Signature of Chartered Accountant:

Membership No.:

Address:

Contact number:

E-mail ID:

Website link:

UDI No.:

Date:

Place:

Note:

1. UDI No. is mandatory.
2. This certificate shall be in accordance with section 4(2)(1)(D) of the Act read with the Karnataka Real Estate (Regulation and Development) Rules, 2017.
3. If there are no qualification/observations, shall be mentioned as NIL.
4. If the promoter has deposited money in other than the RERA designated Bank Account, report such deviation under qualification/observations.
5. Ensure that the information shall match with the information provided during registration or amended subsequently.
6. Sold includes booked apartment/plot.

FORM - 5

(see clause (ii) of sub-regulation (1) of regulation 3)

CERTIFICATE BY ARCHITECT

(on Letter head)

(To be uploaded by the promoter on his web page on the RERA portal for quarterly update)

Date:

RERA Registration No.:

Project Name:

Promoter Name:

To,

The _____ (Name & Address of Promoter),

Subject: Certificate of percentage of Completion of Construction Work of _____ Building/_____ Wing of the _____ phase of the Project (KRERA Registration Number) situated on the Plot bearing C.N. No/CTS No./Survey no./Final Plot no. _____ demarcated by its boundaries (latitude and longitude of the end points) _____ to the North _____ to the South _____ to the East _____ to the West of Division _____ village _____ taluk _____ District _____ PIN _____ admeasuring _____ sq.mts. area being developed by _____ (Promoter Name).

Sir,

This certificate is issued in accordance with the provisions the Act read with the Karnataka Real Estate (Regulation and Development) Rules, 2017.

I have verified the sanctioned drawing. The work is as per the sanctioned drawing given by the Competent Authority with sanctioned drawing No. _____.

I/We _____ have undertaken assignment as Architect/Licensed surveyor of certifying percentage of completion of Construction Work of _____ Building/_____ Wing of the _____ phase, situated on the plot bearing C.N. No.CTS No./Survey no./Final Plot no. _____ of Division _____ village _____.

taluka _____ District _____ PIN _____
 admeasuring _____ sq.mts. area being developed by
 _____ (Promoter Name).

1. Following technical professionals are appointed by Owner/Promoter:- (as applicable)

- (i) M/s/Shri/Smt _____ as L.S./Architect
- (ii) M/s/Shri/Smt _____ as Structural Consultant
- (iii) M/s/Shri/Smt _____ as MEP Consultant
- (iv) M/s/Shri/Smt _____ as site supervisor

2. Based on the Site Inspection dated _____, with respect to each of the Building/Wing of the aforesaid Real Estate Project, I Certify that as on the date of this Certificate, the Percentage of Work done for each of the building /Wing of the Real Estate Project as registered vide number _____, under KRERA is as per Table - A herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in Table - B.

Table – A

Building / Wing Number: _____
 (to be prepared separately for each Building/Wing of the Project)

SI. No.	Task/Activity	Percentage of work done (Approx.)
1	Excavation	
2	Number of Basement(s) and plinth	
3	Stilt Floor	
4	Number of Slabs of Super Structure	
5	Internal walls, internal plaster, floorings within flats/premises, doors and windows to each of the flat/premises	
6	Sanitary Fittings within Flat/ Premises, Electrical Fittings within the Flat/ Premises.	
7	Staircases, lifts, wells and lobbies at each floor level connecting staircase and lifts, overhead and underground water tanks	
8	The external plumbing and external plaster, elevation, completion of terraces with water proofing of the building/wings	

9	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment/ CRZ NOC, Finishing to entrance lobby, plinth protection, paving of areas appurtenant to Building, Compound Wall and all other requirements as may be required to obtain Completion Certificate.	
---	---	--

Table – B

Internal and External Development Works in respect of the entire Registered Phase/Project:

SI. No	Common areas and Facilities/Amenities	Proposed (Yes/No)	Percentage of work done	Details
1	Internal Roads and Footpaths			
2	Water Supply			
3	Sewerage (Chamber, lines, septic tank, STP)			
4	Storm Water Drains			
5	Landscaping and Tree Planting			
6	Street Lighting			
7	Community Buildings			
8	Treatment and Disposal of sewage and sullage water			
9	Solid Waste management and disposal			
10	Water conservation, Rain water harvesting			
11	Energy Management			
12	Fire protection and fire safety requirements			
13	Electrical meter room, sub - station, receiving station			
14	Others (Add more option)			

Any other facility / amenity which has been proposed in agreement of sale:

SI. No	Facility/amenity	Percentage of work done (Approx.)	Details
1			
2			

Yours Faithfully,

Name and Signature of Architect
 Licence No.:
 Address:
 Contact number:
 E-mail ID:
 Website link:

Date:

Place:

***Note:** The same Architect is responsible for the completion of project. In case of change of the Architect, approval shall be taken from the Authority.

FORM-6

(see clause (ii) of sub-regulation (1) of regulation 3)

CERTIFICATE BY ENGINEER

(on Letter head)

(to be uploaded by the promoter, on his web page on the RERA portal for quarterly updates)

Date:

RERA No:

Project Name:

Promoter:

Name:

To,

The _____ (Name & Address of Promoter),

Subject: Certificate of cost incurred for development of (Project Name) for Construction of _____ building(s)/_____ Wing(s) of the _____ phase situated on the plot bearing C.N.No /CTS No./Survey No. / Final Plot no. _____

demarcated by its boundaries (latitude and longitude of the end points) _____ to the North _____ to the South _____ to the East _____ to the West of Division _____ Village _____ Taluk _____ District _____ PIN _____ admeasuring _____ sq.mts area being development by (Promoter).

Sir,

This Certificate is issued in according with the provisions of section 4(2)(1)(D), the Real Estate (Regulation and Development) Act, 2016 read with rule 4(5) and 5 of the Karnataka Real Estate (Regulation and Development) Rules, 2017.

I have verified the sanctioned drawing. The work is as per the sanctioned drawing given by the Competent Authority with sanctioned drawing No. _____ I am Satisfied that the physical progress of the project in accordance with that of the RERA Registration Application details.

I/We _____ have undertaken assignment of certifying Estimated Cost for the subject, Real Estate Project proposed to be registered under KRERA, being _____ Building(s)/_____ Wings(s) of the _____ phase situated on the plot bearing C.N./CTS No./survey no. /Final Plot no. _____ of Division _____ Village _____ Taluk _____ District _____ PIN _____ admeasuring _____ sq. mts area being developed by (Owner/Promoter).

1. Following technical professional are appointed by Owner /Promoter:-

- (i) M/s/Shri/Smt. _____ as L.S. /Architect
- (ii) M/s/Shri/Smt. _____ as Structural Consultant
- (iii) M/s/Shri/Smt. _____ as MEP Consultant
- (iv) M/s/Shri/Smt. _____ as Quantity Surveyor

2. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil, MEP and Allied works, of the Building(s) of the project. Our estimated cost calculations are based on the drawings/plans made available to us for the project under reference by the developer and consultants and the schedule of items and quantity for the entire work as calculated by _____ quantity Surveyor* appointed by Developer/Engineer, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. _____ (Total of Table A and B). The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining occupation

certificate/completion certificate for the building(s) from the _____ being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. _____ (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.
5. The Balance Cost of Completion of the Civil, MEP and allied works of the Building(s) of the project to obtain Occupation Certificate / Completion Certificate from Rs _____ (planning Authority) is estimated at Rs. _____ (Total of Table A and B).
6. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below:

Table - A

Building bearing Number _____ or called _____ (to be prepared separately for each Building of the Real Estate Project):

Sl. No.	Particulars	Amount (in rupees)
1	Total Estimated cost of the building as ondate of Registration is	
2	Cost incurred as on (based on Estimated cost)	
3	Work done in percentage (as Percentage of the estimate cost)	
4	Balance Cost to be incur (Based on the Estimated Cost)	
5	Cost Incurred on Additional /Extra Items as on not include in the Estimated Cost (Annexure A)	

Table - B

(to be prepared for the entire registered phase of the Real Estate Project)

Sl. No.	Particulars	Amount (in rupees)
1	Total Estimated cost of the internal and External development works including amenities and facilities in the layout as on date of Registration is	
2	Cost incurred as on (based on Estimated cost)	
3	Work done in percentage (as Percentage of the estimate cost)	
4	Balance Cost to be incur (based on the Estimated Cost)	
5	Cost Incurred on Additional /Extra Items as on not include in the Estimated Cost (Annexure A)	

Yours faithfully

Name and Signature of the Engineer

License No : _____

Address : _____

Contact No : _____

Email Id : _____

Website link : _____

Date :

Place :

NOTE:

1. The same Engineer is responsible for the completion of Project, in case of Change of the Structural Engineer approval need to be taken from the Authority.
2. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupation Certificate /Completion Certificate.
3. (*) Quantity survey can be done by office of Engineer or can be done by an independent Quantity Surveyor, whose certificate of quantity calculated can be relied upon by the Engineer. In case of independent quantity surveyor being appointed by Developer, the name has to be mentioned at the place marked () and in case quantity are being calculated by office of Engineer, the name of the person in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked (*).
4. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.

5. As this is an estimated cost, any deviation in quantity required for development of the Real estate Project will result in amendment of the cost incurred/to be incurred.

6. All components of work with specifications are indicative and not exhaustive.

Annexure A

List of Extra / Additional Items executed with Cost (which were not part of the original Estimate of Total Cost)

FORM - 7

(see clause (iii) of sub-regulation (1) of regulation 3)

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

(For year ending: 31.3.....)

(On the letter head of chartered accountant who has a certificate of practice)

Date:

RERA No. :
Project Name :
Promoter Name :

To,
(Name and address of Promoter)

Subject: Report on Statement of Accounts on project fund utilization and withdrawal by (Promoter) for the period from _____ to _____. With respect to project _____ RERA Registration Number _____

Designated Bank Account Details

Name of the Accounts Holder :
Designated Account Number :
Bank Name :
IFSC Code :
Branch Name :

1. This report is issued in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 read with the Karnataka Real Estate (Regulation and Development Rules, 2017).

2. I/we have obtained all the necessary information and explanation from the Promoter/Company, during the course of our audit, which in my/our opinion are necessary for the purpose of this report.

3. I/we hereby confirm that I/we have examined the prescribed registers, books and documents, and the relevant records of [Promoter] for the period ended _____ and hereby certify that:

- (i) M/S. _____ (Promoter) have completed _____ percentage of the project titled _____ RERA Registration No. _____ located at _____
- (ii) Amount collected during the year for this project is Rs. _____ amounts collected till date is Rs. _____.

Details	100% amount	70% amount
Amount Collected during the year from the allottees		
Amounts collected till date (from inception)		

- (iii) Amount withdrawn during the year for this project is Rs. _____ amount withdrawn till date is Rs. _____ (since inception of the project)

4. I/we Certify that the [Name of Promoter] has utilized the amounts collected for _____ project only for that project and the withdrawal from the designated Bank Account(s) of the said project has been in accordance with the proportion to the percentage of completion of the Project (If not, please specify the amount withdrawn in excess of eligible amount or any other exceptions).

5. I/We certify that the details as per Annexure A and B are certified as per books of accounts and other details and documents furnished by the promoter of the project.

Signature and Stamp /Seal of the Signatory CA)

Name of the Signatory	:
Membership No.	:
Full Address	:
Contact No	:
Email ID	:
Website Link	:
UDIN Number	:
Designated Account	:

Date:

Place:

(Enclosures: Annexure A and B)

Annexure A
Format of Annual Accounts of the Project
(refer proviso 3 to section 4(2)(l)(D))

RERA No.	:
Project Name	:
Promoter Name	:
Financial Year	:

Total Amount collected from the allottees of the Project:

Table – A

Sl. No.	Details	As on 31-03- (Current year) (In INR)	As on 31-03- (Previous year) (In INR)									
1	<p>Total Amount collected from the Allottees of the project (net cancellation of refunds if any) Since inception of the Project – towards cost of the apartment / plot / others.</p> <p>Give break up of 100 % and 70 %</p> <table border="1" style="margin-left: 20px;"> <tr> <th>Sl No</th> <th>Details</th> <th>Amount in INR</th> </tr> <tr> <td>1</td> <td>100 % collected</td> <td></td> </tr> <tr> <td>2</td> <td>70 % of above</td> <td></td> </tr> </table>	Sl No	Details	Amount in INR	1	100 % collected		2	70 % of above			
Sl No	Details	Amount in INR										
1	100 % collected											
2	70 % of above											
2	<p>Other Charges collected from the Allottees of the project (not included above)</p> <p>TOTAL Amount in INR</p>											

(Mention whether above values are including/excluding Indirect taxes like VAT, Service Tax, GST etc)

We hereby declare that the details are as per the books of accounts, other relevant documents maintained by the promoter of the project.

Observations and Qualifications:

Signature and Seal of the Promoter Seal and Sign of Chartered Accountant

Name, Address, ICAI M. No., UDI No.

Name:
Designation:

Place:

Date:

Amount incurred by the Promoter
Table – B

Promoter Name
RERA Registration Number
Project Name
Financial Year

Particulars	Estimated Cost as per Registration	Incurred in INR (till current year)	Incurred in INR (till previous year)
Land Cost:			
a) The cost incurred by the promoter for the acquisition of ownership and title of the land parcels for the project as an outright purchase lease etc.			
b) Amount paid for Acquisition/purchase of TDR (if any)			
c) Amount paid to the Competent Authority for project approval, No Objection Certificates, stamp duty, transfer charges, Registration charges, conversion charges, change, taxes, statutory payments to state and Central Government.			
d) Any other cost in relation to Land (including interest on borrowing for the purpose of acquisition of land)			
Sub – Total Land Cost			

Signature and Seal of the Promoter Seal and Sign of Chartered Accountant

Name, Address, ICAI M. No., UDI No.

Name:
Designation:

Place:

Date:

Development Cost/ Cost of Construction:	Estimated Cost as per Registration	Incurred in INR (till current year)	Incurred in INR (till previous year)
a) (i) Estimated Cost of Construction as certified by Engineer			
(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA			
Note: (for adding to total cost of construction incurred, lower of (i) or (ii) is to be considered)			
b) As part of cost of project which is no included in a			
c) Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction			
d) Other Charges - Offsite Development Charges			
Administrative, Management Expenses			
Sub – Total Development Cost			

Signature and Seal of the Promoter Seal and Sign of Chartered Accountant

Name, Address, ICAI M. No., UDI No.

Name:
Designation:

Place:

Date:

Summary of Costs	Current year	Previous year
	Incurred in INR	Incurred in INR
1) Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of estimated Column.		
2) Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.		
3) Percentage of completion of construction work (as per Project Architect's Certificate)		
4) Proportion of the Cost incurred on Land Cost to the Total Estimated Cost.		
5) Proportion of the Cost incurred on Construction Cost /to the Total Estimated Cost		
6) Total percentage of completion of construction as per CA (i.e, 3 / 2)		
7) Total Amount Withdrawn from the Designated Bank Account (70% account)		
8) Balance Eligible to withdraw		

Utilisation of funds having withdrawn from the project designated Bank Account:

Total Utilisation	Current year	Previous year
	Utilised till Mar 20xx	Utilised till Mar 20xx
1. Total Amount Withdrawn from the Designated Bank Account (70% account)		
2. Utilised for the purpose of Project in accordance with RERA Act, Rules etc		

Note:

Promoter has withdrawn from designated Bank Account and not utilized in accordance with the provisions of RERA for the Project Rs. _____.

We hereby declare that the details are as per the books of accounts maintained by the promoter.

Signature and Seal of the Promoter Seal and Sign of Chartered Accountant

Name, Address, ICAI M. No., UDI No.

Name:
Designation:

Place:

Date:

Summary of total collections and realization from the allottees
Table C

Total Collection from the Allottees	Till date of RERA Registration	FY 20xx -xx	FY 20xx -xx	FY 20xx -xx	FY 20xx -xx	FY 20xx -xx	TO TAL
Total collections and realization from the allottees of the project year on year as per books of accounts and other documents maintained by the promoter of the project (mention 100% amount here)							
Less : Amount Incurred							
Towards Land							
Towards Construction							
Towards Others, if any							
TOTAL Cost Incurred							

We hereby declare that the details are as per the books of accounts and documents maintained by the promoter. The Chartered Accountants may provide note.

Signature and Seal of the Promoter
Accountant

Seal and Sign of Chartered

Name, Address, ICAI M. No., UDI No.

Name:
Designation:

Place:

Date:

Liabilities on the Project as on ___/___/20xx
Table D

Part A – Liability towards the project development:

Sl. No.	Nature of Liability	Balance As on 31-03- 20xx Current Year	Balance As on 31-03-20xx Previous Year
1	Dues / Payable to Landowners (if any)		
2	Payable to Supplier of Materials / goods for the Project		
3	Payable to Service Providers for the services rendered		
4	Payable to government authorities		
5	Payable towards taxes, cessetc (specify the nature of taxes etc)		
6	Disputed government levies including property taxes, cess, ground rent etc (specify the nature of taxes etc) – if any		
7	Disputed Indirect taxes (specify the nature of taxes – VAT, Service Tax, GST etc) – if any		
8	Amount collected from the Allottees towards refundable deposit / Corpus / to be transferred to the Association of Allottees		
9	Amount collected from the Allottees towards advance common area maintenance charges to be transferred to the Association of Allottees or towards provision of services at future date (unutilized portion)		
10	Payable to Allottees (if any) of the project in accordance with Agreement for sale and RERA Act, K Rules (in case of delay in possession etc)		
11	Others – Pl specify		
	TOTAL Amount in INR		

We hereby declare that the details are as per the books of accounts maintained by the promoter of the project.

Observations and Qualifications:

Signature and Seal of the Promoter Seal and Sign of Chartered Accountant

Name, Address, ICAI M. No., UDI No.

Name:
Designation:

Place:
Date:

Annexure B

Annexure to Annual Report on Statement of Accounts in Form 7 to be issued by Chartered Accountant in practice to certify the Statement of Account in accordance with section 4(2)(L)(D) of the RERA Act 2016, and KRERA Rules, 2017

Sl. No.	Details	Details																								
1	Whether separate RERA Bank Account has been opened as envisaged in K- RERA	Y/N																								
2	Whether the existing operational Bank Account was made known at the time of application for registration as RERA Bank Account	Y/N																								
3	<p>Details of RERA Bank Account as registered with K- RERA (mention all the Bank Accounts if there has been a change in Bank Account registered with RERA)</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="padding: 2px;">Bank Name</td><td style="padding: 2px;"></td></tr> <tr><td style="padding: 2px;">Branch Name</td><td style="padding: 2px;"></td></tr> <tr><td style="padding: 2px;">Account Name</td><td style="padding: 2px;"></td></tr> <tr><td style="padding: 2px;">Account No</td><td style="padding: 2px;"></td></tr> <tr><td style="padding: 2px;">Type of Account</td><td style="padding: 2px;"></td></tr> <tr><td style="padding: 2px;">IFSC Code</td><td style="padding: 2px;"></td></tr> <tr><td style="padding: 2px;">Date of Registration with K-RERA</td><td style="padding: 2px;"></td></tr> <tr><td style="padding: 2px;">Date of Account Opening</td><td style="padding: 2px;"></td></tr> <tr><td style="padding: 2px;">Opening Balance (as on 1/4/20XX)</td><td style="padding: 2px;"></td></tr> <tr><td style="padding: 2px;">Deposit during the period 2020-21</td><td style="padding: 2px;"></td></tr> <tr><td style="padding: 2px;">Withdrawals during the period 2020-21</td><td style="padding: 2px;"></td></tr> <tr><td style="padding: 2px;">Closing Balance (as on 31st March 2021)</td><td style="padding: 2px;"></td></tr> </table>	Bank Name		Branch Name		Account Name		Account No		Type of Account		IFSC Code		Date of Registration with K-RERA		Date of Account Opening		Opening Balance (as on 1/4/20XX)		Deposit during the period 2020-21		Withdrawals during the period 2020-21		Closing Balance (as on 31st March 2021)		Y/N
Bank Name																										
Branch Name																										
Account Name																										
Account No																										
Type of Account																										
IFSC Code																										
Date of Registration with K-RERA																										
Date of Account Opening																										
Opening Balance (as on 1/4/20XX)																										
Deposit during the period 2020-21																										
Withdrawals during the period 2020-21																										
Closing Balance (as on 31st March 2021)																										
4	In case of change in RERA Bank Account as indicated above, whether due approval following prescribed documentation was taken from K- RERA under the K-RERA Bank Account Directions, 2020	Y/N																								
5	Whether any of the Form 4 issued during the audit period mandated deposit of 100% of the money collected from the booking of the project units (refer point 5 of Additional Information of Form 4)and reference to K RERA Rules 4(5)																									
6	If Yes																									
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%;">Sl. No</td> <td style="width: 33%;">Certifying Professional</td> <td style="width: 33%;">Date of Certificate</td> </tr> <tr> <td style="text-align: center;">1</td> <td></td> <td></td> </tr> <tr> <td style="text-align: center;">2</td> <td></td> <td></td> </tr> </table>	Sl. No	Certifying Professional	Date of Certificate	1			2																		
Sl. No	Certifying Professional	Date of Certificate																								
1																										
2																										

Sl. No.	Details					Details																	
7	Whether the project registration is as New or Ongoing project? New or Ongoing																						
8	Whether any fixed deposit was created out of funds deposited in RERA Bank Account?																						
	(a) If yes, whether the fixed deposit is created with the same RERA account bank branch in compliance with K RERA Bank Account Directions, 2020																						
	(b) If yes to 8 above, whether any lien is created on such fixed deposit in violation of para 5 (ii) of K RERA Bank Account Directions, 2020?																						
9	Whether there has been any instance of receipt of consideration in excess of 10% of apartment value without entering into a registered agreement for sale in accordance with Section 13 of the RERA Act? If yes, please provide the information as below																						
	<table border="1"> <thead> <tr> <th>Sl. No</th> <th>Unit Number</th> <th>Date of Agreement</th> <th>Total Consideration</th> <th>Amount received in excess of 10% till registered AOS executed</th> </tr> </thead> <tbody> <tr> <td>1</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>2</td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>				Sl. No	Unit Number	Date of Agreement	Total Consideration	Amount received in excess of 10% till registered AOS executed	1					2								
Sl. No	Unit Number	Date of Agreement	Total Consideration	Amount received in excess of 10% till registered AOS executed																			
1																							
2																							
10	Whether the project is executed by availing any loans / borrowings?																						
10.1.	If yes, please provide detail as below																						
	<table border="1"> <thead> <tr> <th>Sl. No</th> <th>Name & Type of Lender</th> <th>Amount of. Loan Sanction (Rs.)</th> <th>Sanctio n Date</th> <th>Loan Out- standing as on 31st March (Rs.)</th> <th>Collateral or Mortgage details</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>				Sl. No	Name & Type of Lender	Amount of. Loan Sanction (Rs.)	Sanctio n Date	Loan Out- standing as on 31st March (Rs.)	Collateral or Mortgage details													
Sl. No	Name & Type of Lender	Amount of. Loan Sanction (Rs.)	Sanctio n Date	Loan Out- standing as on 31st March (Rs.)	Collateral or Mortgage details																		
10.2	Whether the encumbrance on project land is reported to K RERA?																						

Sl. No.	Details					Details
10.3	If yes to 11 above, whether promoter has mortgaged or created a charge on any booked unit and continuing?					
11.	Whether any qualification made by the professionals in forms 4,5 and 6 for indicating noncompliance with RERA Act, rules and regulations?					
11.1.	If yes, please provide the details as below – for the financial year					
Sl No	Form 4/5/6	Tick as Appli- cable	Cert- ifying Profe- ssional	Date of Issu- ance	Details of Discrepancy/ qualification	
1	Form 4					
2	Form 5					
3	Form 6					
12	Details of Withdrawals from the Project Bank Account – Based on CA Certificate					
Sl No	Form 4 – CA- Date (withdrawal of funds)	Total Amount Incurred	Amount Eligible to with- drawn	Amount With- drawn	Excess with- drawal if any	
1	30-06-20xx					
2	30-09-20xx					
3	31-12-20xx					
4	31-03-20xx					
13	List of Agents engaged by the promoter with their registration details –					
Sl No	Name of the Agent	RERA Registration No of the Agent	Validity of the Agent Registration			
Note: If promoter engaged any agents and paid fees, remuneration contravention to the RERA Act, Rules, shall be reported by the chartered accountant.						

Observations and Qualifications:

I / We have obtained all necessary information and explanation from the promoter, during the course of our audit, which in my / our opinion are necessary for the purpose of this certificate. Also I / we have attached herewith the copies of Financial Statements and Audit Report of the _____ (Promoter Name) for the financial year ending on 31st March 20XX.

I / We hereby confirm that I / We have examined the prescribed registers, books and documents and the relevant records of (Project) for the period ended and this certificate is being issued based on the records and documents produced before me and explanations provided to me by the management of the promoter based on the verification of books of accounts till (date) 31st March _____.

Signature and Stamp/Seal of the Signatory CA)

Name of the Signatory:
 Membership No.:
 Full Address:
 Contact No. :
 E mail:
 Website Link:
 UDINo-

Date:

Place:

FORM - B1

(see clause (iv) of sub-regulation (1) of regulation 3)

(Application for change in RERA Bank Account)

To,

Karnataka Real Estate Regulatory Authority

Sub: Application for change In RERA Bank Account.

RERA Registration No.:_____

Project Name _____

Promoter Name _____,

Dear Sir,

With reference to the above mentioned subject, I /we would like to apply for the Authority's approval for change in the RERA Bank Account to be opened in the local branch where the Project is going on as per the following details:

Existing RERA Bank Account	
Bank Name	
Branch Name	
Account Number	
Account Name	
IFSC Code	
Proposed RERA Bank Account (in the local branch where the Project is going on)	
Bank Name	
Branch Name	
Account Number	
Account Name	
IFSC Code	

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

I/ we further undertake that we shall freeze all transactions from the said account until RERA conveys its decision on the RERA Bank Account change application.

Date:

Place:

Yours faithfully,

Name, Signature and Seal of
the Promoter /Authorised Signatory

FORM-B1-A

(see clause (v) of sub-regulation (1) of regulation 3)

Chartered Accountant's Certificate
 (For RERA Bank Account change request)

RERA Registration Number: _____

Project Name: _____

Promoter Name: _____

Cost of Real Estate Project: _____

The is to certify that, the promoter having obtained registration of the real estate project under Real Estate (Regulation and Development) Act, 2016 read with The Karnataka Real Estate Regulation and Development Rules, 2017, has complied with section 4(2) (1) (D) of the Act by depositing 70% of the amount realised from the allottees to the following Bank Account:

Name of the Account Holder:

Designated Account Number:

Bank Name:

IFSC Code:

Branch Name:

Total money realised and deposited in to Bank Account:

Details	Designated Account of the project (in Rs.) (A)	In any other Bank Account of the promoter related to this project (post RERA registration) (in Rs.) (B)	Total amount realised from the allottee (C=A+B)
100% money realised from the allottees (including all the Bank Accounts)			
70% of above			
Closing balance in the Account as on date of this certificate			

Promoter has opened new Bank Account for the purpose of this project.
Details of new Bank Account (proposed designated account):

Name of the Account Holder:
Designated Account Number:
Bank Name:
Account Name:
IFSC Code:
Branch Name:

Observations - any comments/noncompliance:

This certificate is being issued for RERA compliance for the Project _____ (Promoter's Name) and is based on the records and documents produced before me and explanation provided to me by the promoter of the project.

Signature of Chartered Accountant:
Name:
Designation:
Membership Number:
Contact Number:
Address:
Email id:
Website Link:

Date:
Place:
UDIN No :

FORM - B2

(see clause (vi) of sub-regulation (1) of regulation 3)
(Format of NOC to be issued by existing bank for change of RERA Bank Account
on Bank letter head)

To,
The Secretary
Real Estate Regulatory Authority – Karnataka
Bengaluru.

Date:

Madam / Sir

Subject: No Objection Certificate For Bank Account Bearing No.
_____, in the Name of _____ held by
_____, in our bank.

This is to certify that :

1. No order for attachment/freezing the subject Bank Account have been issued by any statutory Authority, including Income Tax Department / GST or any other statutory Authority.
2. No order /s of injunction have been communicated to us or any notice served on us by any court/Tribunal or quasi-judicial Authority by virtue of which the Promoter is restrained from operating the account or changing the Bank Account.
3. The promoter has not defaulted on repayment of any borrowings/ loans from the bank due to which it/he/she is prohibited from changing the Project Bank Account.

Banker Designation :
Banker Name :
Signature :
Seal :
Bank Name :
Branch Name :
IFSC Code :

FORM-B3

(see clause (vii) of sub-regulation (1) of regulation 3)
 (Certificate of Fund Transfer from Bank having proposed Bank Account)

To,

Karnataka real Estate Regulatory Authority,

Sub: Details of RERA Bank Account

RERA Registration Number:

Project Name:

Promoter Name:

Dear Sir,

This is to certify that the promoter _____ has the Bank Account operational with our bank as per following details.

Bank Name	
Branch Name	
Account Number	
Account Name/holder Name	
Type of Account	
IFSC Code	
Closing Balance (as on _____) (in Rs.)	

Further, a sum of Rs. _____ (in words: _____) has been credited in to the above mentioned Bank Account on date _____.

Date:

Place:

Yours faithfully,

Name and Signature
Seal of the Promoter/ Authorised Signatory

FORM - B4

(see clause (viii) of sub-regulation (1) of regulation 3)
(Confirmation Letter of change in RERA Bank Account)

To,
Karnataka Real Estate Regulatory Authority,

Sub: Confirmation of change in RERA Bank Account

RERA Registration No:

Project Name:

Promoter Name:

With reference to my/our Application for change in RERA Bank Account vide letter dated _____ and as per the terms and conditions mentioned in the in-principal approval received from the Authority vide/ email dated_____, I/we confirm that the RERA Bank Account has been changed and an amount of Rs_____ (in words:_____) has been transferred to the proposed RERA Bank Account.

I undertake that, I shall operate the RERA Bank Account in compliance with the Act, rules and regulations.

Existing RERA Bank Account	
Bank Name	
Branch Name	
Account Number	
Account Name	
IFSC Code	

Proposed RERA Bank Account	
Bank Name	
Branch Name	
Account Number	
Account Name	
IFSC Code	

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

Date:

Place:

Yours faithfully,

Name and Signature:
Seal of the Promoter/Authorised Signatory

Note: The Bank Account should be opened in the local branch where the project is going on and Bank Account Name must be in the name of project.

FORM - F1

(see clause (ix) of sub-regulation (1) of regulation 3)

ARCHITECT'S CERTIFICATE

(for status of work as on date and pending work as on date)

RERA Registration No.:

Project Name:

Promoter Name:

To,

The _____ (Name & Address of Promoter)

Subject: Certificate for percentage of Completion of Development of
_____ (Project Name)

Sir,

I/we have undertaken assignment of certifying the percentage of Completion
for Development of _____ (Project Name) bearing Registration Number
_____.

I/we hereby certify that _____ percentage of work is
complete as on _____ (date) and _____ percentage of work is pending.

The percentage of work done till date is mentioned below:

Sl. No.	Particulars	Completion Status (in percentage)
1	Overall Work done in percentage till date	
2	Percentage of Interior Works Complete	
3	Percentage of Exterior Works Complete	
4	Percentage of Amenities Complete	
5	Percentage of Common areas Complete	
6	Any other work done details	

The percentage of work pending till date is mentioned below:

Sl. No.	Particulars	Percentage remaining	Duration needed to Complete
1	Overall Work to be done in Percentage	days/ months
2	Percentage of Interior Works to Complete	days/ months
3	Percentage of Exterior Works to Complete	days/ months
4	Percentage of Amenities to Complete	days/ months

5	Percentage of Common areas to Complete	days/ months
6	Any other work to be done details	days/ months

Yours Faithfully,
Signature and Name of Architect

COA number:
Address:
Contact No:
Email id:
Website link:

Place:
Date:

FORM – F2
(see clause (x) of sub-regulation (1) of regulation 3)

CHARTERED ACCOUNTANT'S CERTIFICATE
(Fund utilization)

RERA Registration Number:
Project Name:
Promoter Name:
Total Cost of Real Estate Project:
Total amount utilized for project till date:

To,
The _____ (Name and Address of promoter),

Subject: Certificate for Funds utilized for the project _____ (Project Name)

Sir,

I/we _____ have under taken assignment of certifying the funds utilized for _____ (Project Name) bearing Registration Number _____.

The Promoter in compliance with section 4(2)(1)(D), of the Real Estate (Regulation and Development) Act, 2016 has deposited 70% of the amounts received from the allottees of this project in the following accounts:

Name of the Account Holder:
Designated Account Number:
Bank Name:
IFSC Code:
Branch Name:

Sl. No.	Particulars	Amount in Rupees
1	Opening Balance in the Designated Account	
2	Total Amount collected from allottees	
3	Total Amount invested by Promoter (own Fund)	
4	Total Borrowings	
5	Total Amount Utilized for Project till date	
6	Closing Balance	

I/we _____ certify that out of the funds received Rs. _____, Rs._____ has been utilized for construction purposes of the project _____ (project name) and Rs. _____ remains unutilized.

Expenditures incurred for the purpose for which the funds were received is verified with the vouchers produced before me and that I have exercised the following checks to see that the money was actually utilized for the purpose which it was sanctioned.

Sl. No.	Particulars	Amount in Rupees
1	Opening balance in the Designated Account	
2	Total Amount collected from allottees	
3	Total Amount invested by Promoter (Own Fund)	
4	Total Amount to be received from allottees	
5	Borrowings: Name of the Lender: Amount Disbursed : Amount pending for disbursement from lender : Amount to be repaid to lender:	
6	Mortgage Details : Mortgaged to (Name of the Entity / Institution): Amount Disbursed : Amount pending for disbursement : Amount to be repaid to lender :	

7	Total Funds required for project Completion (Cost to go)	
8	Closing Balance	

*Completion means completion of all development works as defined in section 2(t) of the Real Estate (Regulation and Development) Act, 2016.

I/we _____ certify that out of the Total Funds received Rs. _____ has been utilized for construction purposes of the project _____ (Project name) and Rs. _____ is required to carry on the completion of work.

Yours faithfully,

Signature of the Chartered Accountant

Name:

Membership Number:

Address:

Contact Details:

Email id:

Website Link:

Date:

Place:

FORM - F3

(see clause (xi) of sub-regulation (1) of regulation 3)

ENGINEER'S CERTIFICATE

(For status of work as on date and pending work as on date)

RERA Registration No.:

Project Name :

Promoter:

Name:

To,

The _____ (Name and address of Promoter),

Subject: Certificate for percentage of Completion of Development of
_____ [Project Name]

Sir,

I/We _____ have undertaken assignment of certifying the percentage of completion for development of _____ [Project Name] bearing Registration Number _____.

I/We hereby certify that _____ percentage of work is complete as on _____ (Date) and _____ percentage of work is pending.

The percentage of work done so far is mentioned below:

Sl. No.	Particulars	Completion status (in percentage)
1	Overall Work done in percentage till date	
2	Percentage of Civil Works Complete	
3	Any other work done details	

The percentage of work to be done is mentioned below:

Sl. No.	Particulars	Percentage remaining	Duration needed to complete
1	Overall Work to be done in percentage	 days/months
2	Percentage of Civil Works yet to complete	 days/months
3	Any other Pending work details	 days/months

Yours faithfully,

Name and Signature of the Engineer
 License No:
 Address:
 Contact No:
 Email id:
 Website link:

Date:

Place:

FORM-M

(see clause (xii) of sub-regulation (1) of regulation 3)

RERA Registration No.:

Project Name and address:

Promoter Name:

Address:

Website:

Phone/Mobile No :

To:

(Insert name and address of the allottee/s)

Dear Sir/ Madam,

Subject: Intimation and consent regarding modification of sanctioned plans In respect of the Project situated at Village, Hobli, Taluk and District.

Ref: Agreement for Sale dated, in respect of Plot / apartment / row-house/ villa Bearing No.,floor, in the project

This is with respect to obtaining consent from you for the proposed modification of sanctioned plans of the project, in this regard please note the following:

1. With reference to the above, the project namely, is being developed by me/us and has been registered with the Karnataka Real Estate Regulatory Authority under the Real Estate (Regulation and Development) Act, 2016 and the Karnataka Real Estate (Regulation and Development) Rules, 2017 on vide registration No

2. In view of the provisions of Act and Rules becoming applicable to the project and in view of the proposed modification of the sanctioned building plan of the Project, by virtue of which the layout/building in the Project is being modified to include This resulting in(give brief details of all proposed modifications). Apart from the said modifications in no other changes are proposed in the sanctioned layout / building plans.

3. The modified plan has been sanctioned by..... vide dated: (in case of modified plans sanctioned prior to issue of Circular regarding modification as per provisions of section 14 of the Act, if consent not required give reasons for the same). The application to modify the plan sanction will be applied with the jurisdictional planning/municipal authority being

..... after completion of due process and obtaining NOC from the Authority.

4. It is hereby informed to you that as per the modified building plan, the plot/apartment/row house/villa proposed to be purchased by you may undergo the following changes:

Details	Plot/ Apartment Number	Tower/ Phase	Floor	Carpet Area in sq.mtr	Share in exclusive Common Area	Share in Common Area	Undivided Share of land and Interest in the project (in percentag e or sq.ft)
Present Details as per agreement							
Change due to modification							

(*Please insert as nil, if there is no change, NA if not applicable)

5. I/We would further like to bring to your attention that due to the proposed modification, the project is now expected to be completed on or before As a result of modification of the plan the time for completion will not undergo any change.

Or

As a result of the modification the time for completion of the project will be extended by months and I/we will take necessary steps to get the time for completion extended as per the provisions of the Act and will fulfil my/our contractual obligations in respect of your apartment.

6. I/we request your co-operation in this regard. I/we request you to sign a copy to this letter and send it back to me/us, acknowledging the information being given to you regarding the proposed modification of the sanctioned building plan for the project and giving your consent for the same, which shall be treated as consent under section 14(2) (ii) of the Act, to enable us to do the needful.

Thanking you,

For

(Authorised Signature)

(person named as authorized signatory in the application to the Karnataka Real Estate Regulatory Authority)

READ AND ACCEPTED:

I/we S/o / D/O aged about years am the buyer who has booked a plot/apartment/row house/villa in the project namely situated at I/we am / are aware that there will be modification of the plan sanction of the project and I/we have no objection for the proposed modification of plan sanction of project which is not in contravention to the provisions of the Real Estate (Regulation and Development) Act, 2016 and the Karnataka real estate (Regulation and Development) Rules, 2017.

Signature of the allottee /Joint allottee

Name:
Apartment No:
Floor No:
Block / Tower No:

FORM-U

(see clause (xiii) of sub-regulation (1) of regulation 3)

APPLICATION FOR CHANGE IN PROJECT NAME

To,

Karnataka Real Estate Regulatory Authority,

Sub: Application for change in Project Name

Ref:

Project Name:

Promoter Name:

Project Acknowledgment No:

Project Registration No:

Dear Sir,

With reference to the above mentioned subject, I/we would like to apply for the Authority's approval for change in the Real Estate Project Name as per the following details:

Current Project Name	
Project Name	
Acknowledgment/Registration No.	

Proposed project Name	
Project Name	

I/ we would like to submit that _____ (give reasons for seeking change of project name in brief), because of which bonafide reason, it has become necessary for us to seek for change of Project Name.

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

Date:

Place:

Yours faithfully,

Name, Signature and Seal of
The Promoter/Authorized Signatory

FORM - V

(see clause (xiv) of sub-regulation (1) of regulation 3)

APPLICATION FOR CHANGE IN PROMOTER

To,

The Karnataka Real Estate Regulatory Authority

Sir,

I/we apply herewith for your approval to transfer or assign my/our majority rights and liabilities in respect of real estate project to a third party with following details;

1	Registration number:	
2	Promoter details:	
	Name	
	Organization type	
	Address	
	Contact details	
	Email ID	

3	Third Party details (Proposed Promoter):	
	Name	
	Organization type	
	Address	
	Contact details	
	Email ID	

I/We hereby declare that the details furnished above are true and correct to the best of my/our knowledge and belief and I/We undertake to inform you of any changes therein immediately.

I/We declare that there is no pending case before any Court/NCLT/ or any authorized body regarding transfer of promoter/ my rights and liabilities with respect to this project.

I/We declare that there is no bar, in transfer of the rights and liabilities to a third party, from any of the financial institutions or financers who have a charge on the project.

I/We further declare that is no prohibition order passed by any court of law against transfer of the present project to a third party.

Thanking you,

Yours faithfully,
Signature of the authorized
Representative
(with stamp)

Date:

Place:

By Order and in the name of the
Governor of Karnataka,

(HEMAVATHI)
Under Secretary to Government (RERA),
Housing Department.