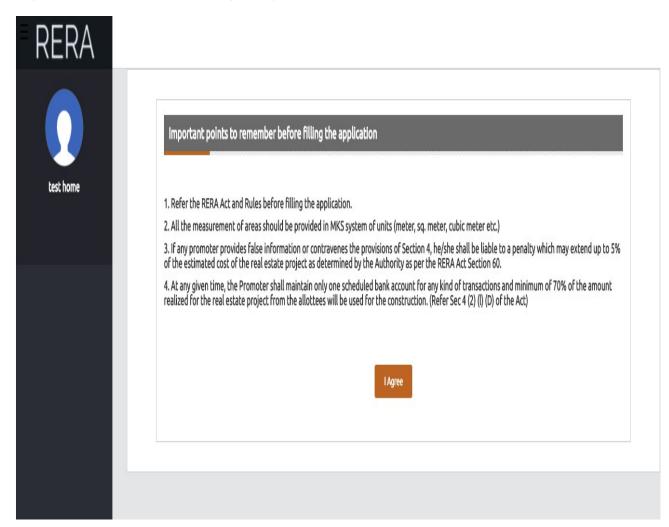
REAL ESTATE REGULATORY AUTHORITY KARNATAKA

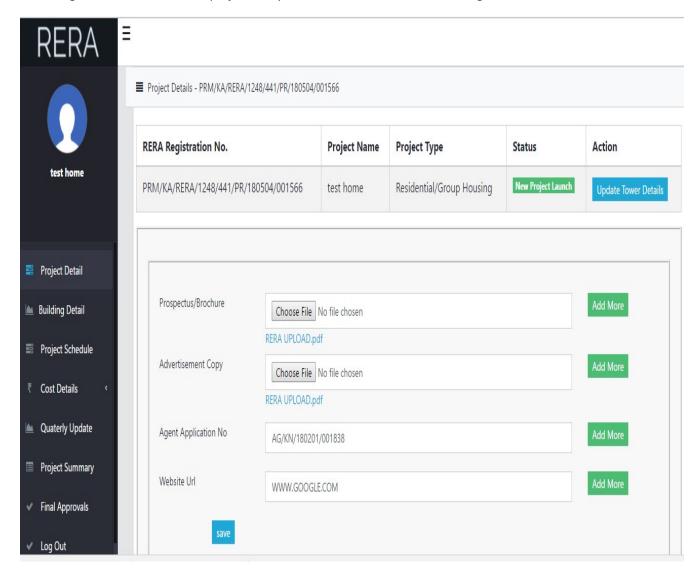
User Manual – Post Registration and Quarterly Update (Apartments)

5/22/2018

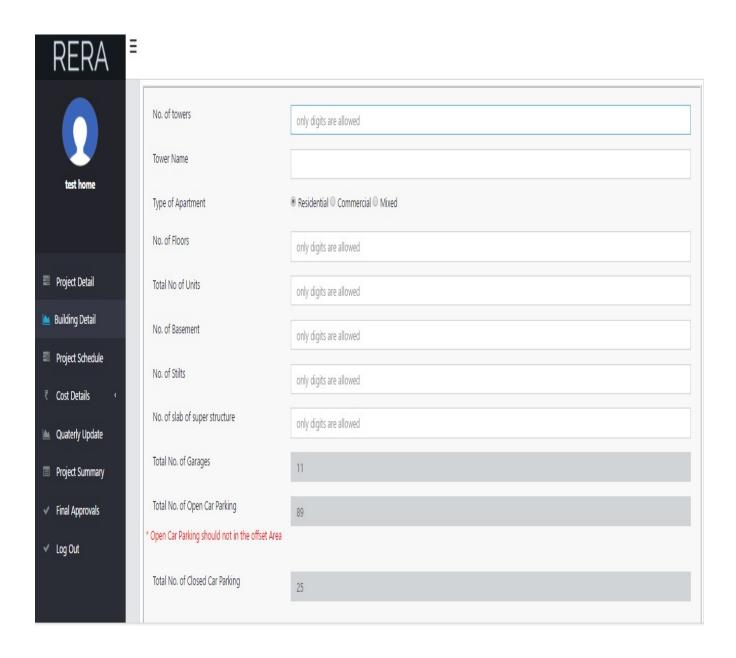
Step 1: Read the terms and click on I Agree to proceed further.



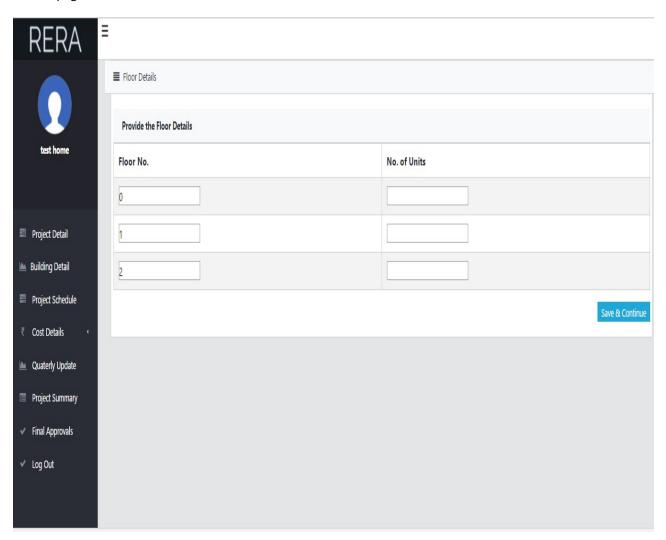
Step 2: The Project Name, Registration number, Type, Status and Agent registration number will be available. Attach the project brochure or an advertisement copy; enter the website address and agent registration number of the project if any. Click on save button after entering the data

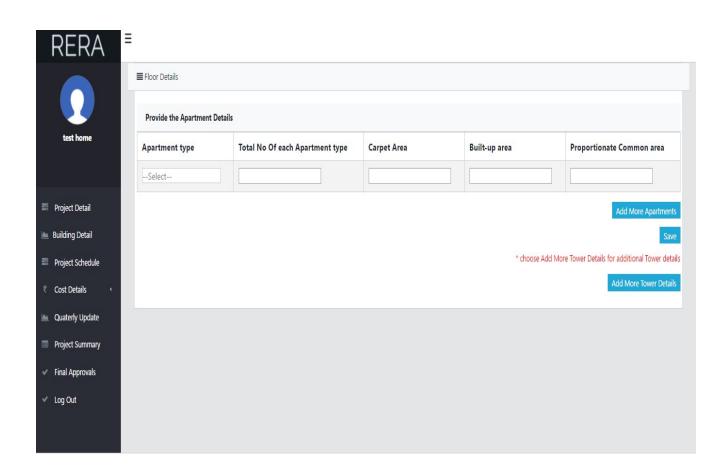


Step 3: This section captures the saleable unit details of the project. Enter the tower wise details like, Name of the Tower, No of Floors, Floor wise number of units, No of Basements, Garages, Open and Closed Parking details. Click on save button to move to next page

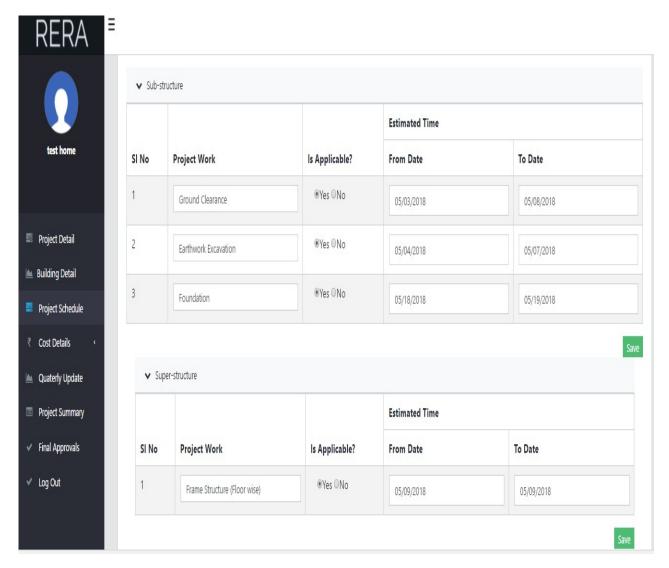


Step 4: Enter the floor wise unit numbers and inventory details. Click on save button to move to next page

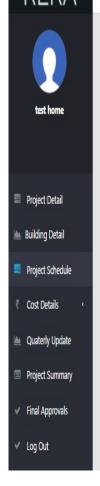




Step 5: Click on the applicable civil work for the project and the estimated time of completion for each applicable civil work. The civil work is divided into four categories, Sub-structure, Super-structure, masonry work and interior/finishing work. Click on save button to move to next page

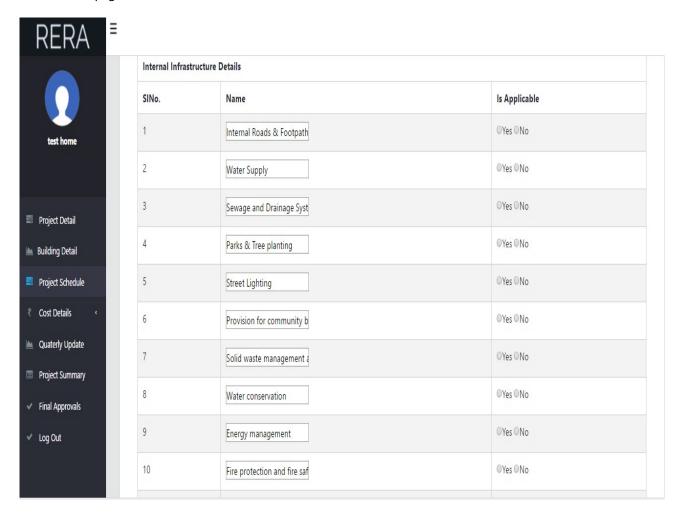




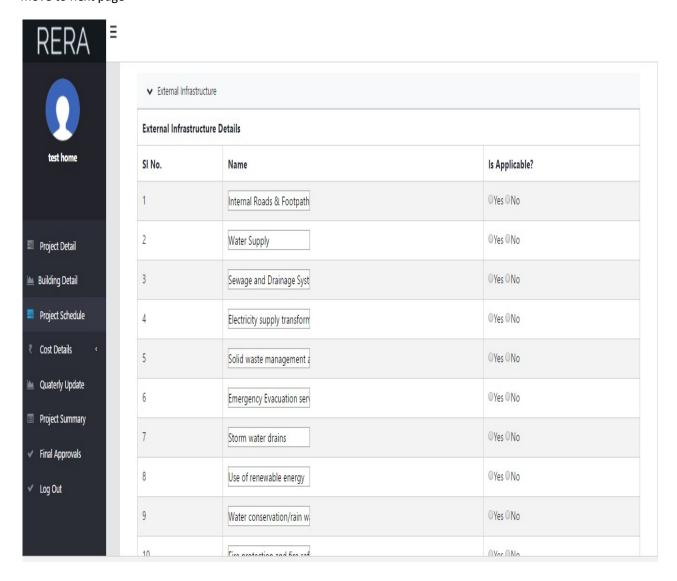


		Is Applicable?	Estimated Time		
SI No	Project Work		From Date	To Date	
1	Water supply and Sanitary work	Yes ONo	05/02/2018	06/15/2018	
2	Electrification	●Yes ○No	05/17/2018	07/20/2018	
3	Joinery fixing(Doors,windows ventilator	●Yes ○No	05/30/2018	08/11/2018	
4	Plastering(Internal and External)	●Yes ○No	06/14/2018	12/05/2018	
5	Painting(Internal and External)	●Yes ○No	12/29/2018	01/10/2019	
6	Flooring Work	●Yes ○No	05/09/2018	05/22/2018	

Step 6: Click on the applicable internal infrastructure available in the project. Click on save button to move to next page

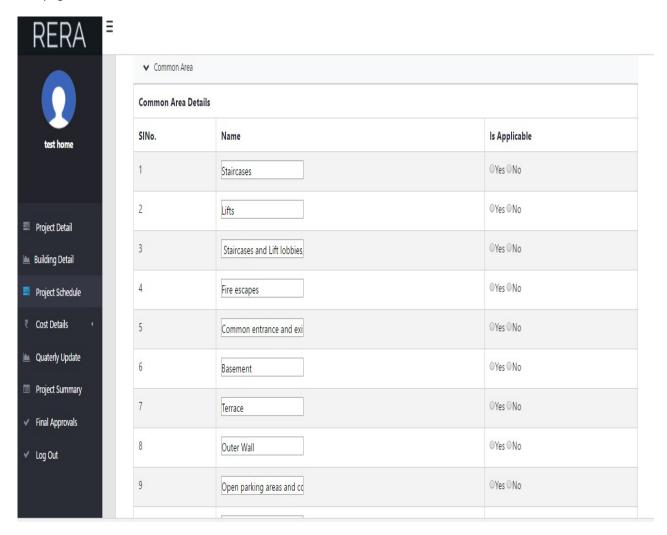


Step 7: Click on the applicable external infrastructure available in the project. Click on save button to move to next page

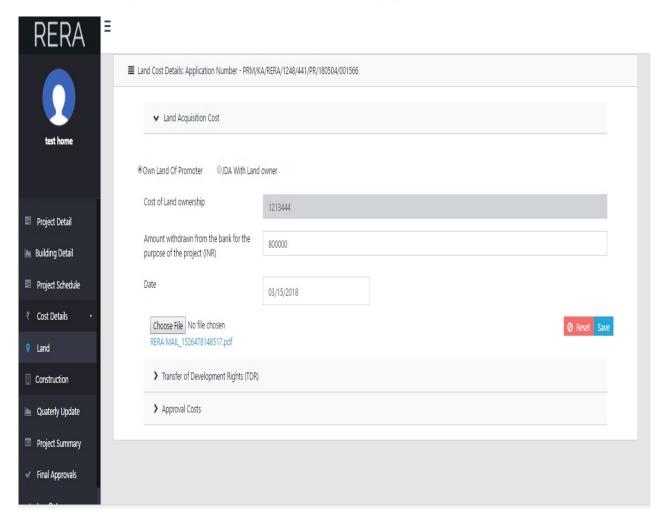


Step 8: Click on the applicable Amenities available to the purchaser. Click on save button to move to next page

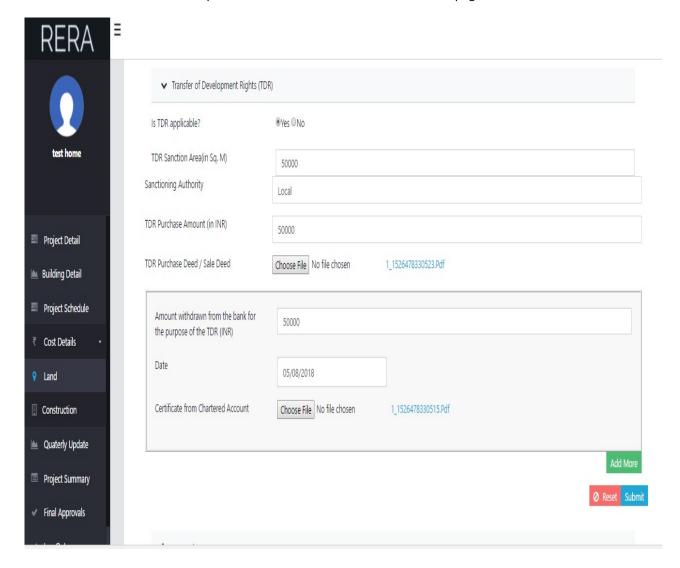
Step 9: Click on the applicable common areas available in the project. Click on save button to move to next page



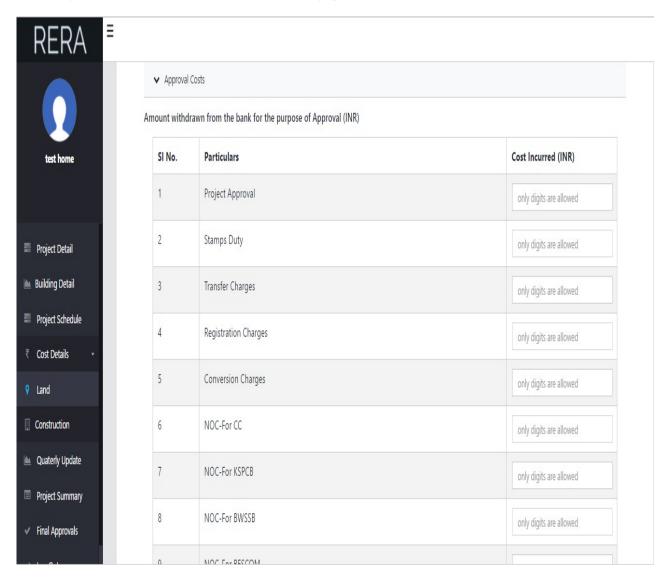
Step 10: Enter the Land acquisition cost details. The certificate of the CA is available in the 'downloads' section of the RERA portal. Click on save button to move to next page



Step 11: Enter the TDR details and attach a certificate from CA. The certificate of the CA is available in the 'downloads' section of the RERA portal. Click on save button to move to next page



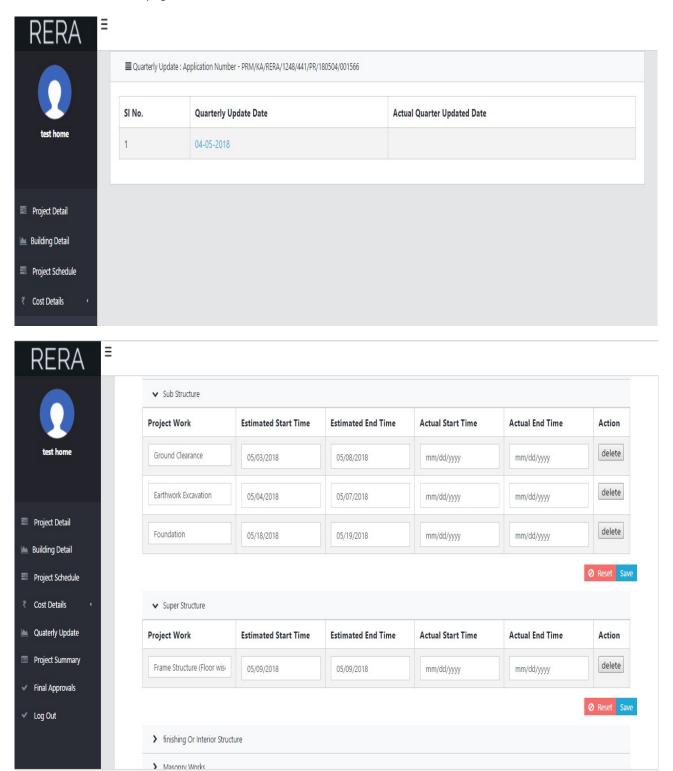
Step 12: Enter the Approval cost details. The certificate of the CA is available in the 'downloads' section of the RERA portal. Click on save button to move to next page



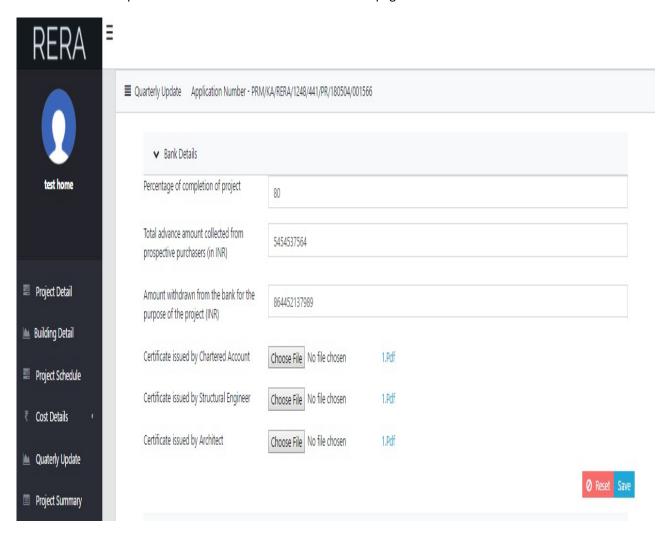
Step 13: Enter the Construction cost details. The total estimated cost of construction for the project entered at the time of project registration is available at the bottom for reference. Click on save button to move to next page

	■ Constru	ction Details: Application Number -PRM/KA/RERA/1248/441/PR/180504/001566	
test home	SI No.	Particulars	Estimated Cost (in INR)
ica none	1(a)	Estimated Cost of Construction as certified by Engineer	25353
iect Detail	1(b)	Actual Cost of Construction incurred as per the books of accounts as verified by the Chartered Accountant	6863853
ding Detail	2(a)	On-site expenditure-Salaries of workers	353251
ect Schedule	2(b)	On-site expenditure-Consultants Fees	14553
t Details 🔻	2(c)	On-site expenditure-Side Overhead	43786
struction	2(d)	On-site expenditure-Cost Of Services(Water, Electricity, Sewage)	3543
aterly Update	3(a)	Payment of taxes	7777777
ect Summary	70.4		00000000

Step 14: From here the promoter will have to provide details of the project every quarter. All the applicable civil work will be listed here. Enter the actual date on which the civil work was complete, else delete the civil work for this quarter and enter the actual date of completion during whichever quarter it was done. The civil works keeps popping every quarter until the actual date is entered. Click on save button to move to next page



Step 15: Enter the Bank details of the project every quarter and attach certificate signed by Architect, CA, Structural Engineer and a Quarterly Financial report. All these certificated are available in the 'downloads' section of the RERA portal. Click on save button to move to next page

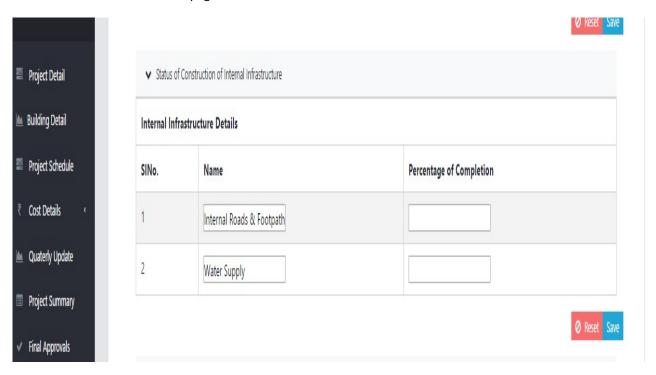


Step 16: Enter the percentage of work done for each tower, floor, the number of apartments booked, garages booked, car parking booked. Click on save button to move to next page

	▼ Status of Construction of	Tower		
	Tower/Block Name	ABCD		
Project Detail	Percentage of Completion	00		
Le Building Detail		80	IVVI	
Project Schedule	photograph	Choose File No file chosen	1.Pdf	
₹ Cost Details ‹				O Reset Save
V	▼ Status of Construction of	Each Floor		
test home	Floor Number	1	% of Completion	40
	Floor Number	2	% of Completion	40
■ Project Detail	Floor Number	3	% of Completion	40
■ Building Detail	Floor Number	4	% of Completion	40
Project Schedule	Floor Number	5	% of Completion	40
₹ Cost Details ‹	Floor Number	6	% of Completion	40
Quaterly Update	Floor Number	7	% of Completion	40
☐ Project Summary				⊘ Reset Save

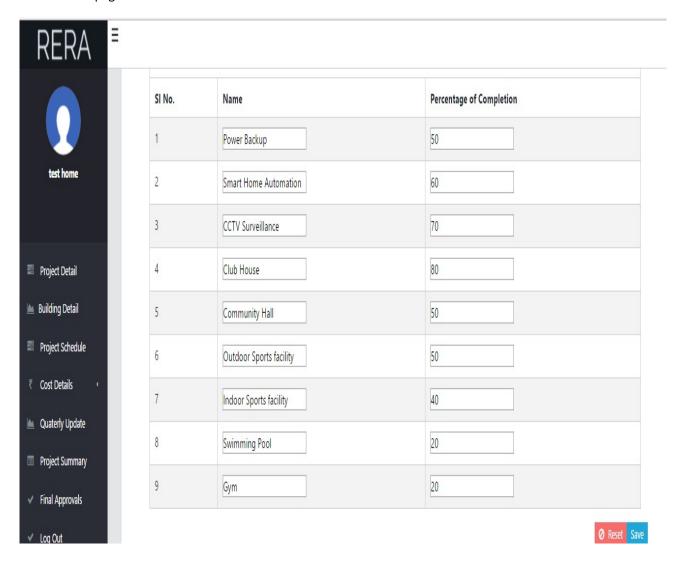
oject Detail	Type of Apartment					
ding Detail	Total Number of Apartments					
oject Schedule						
st Details '	No. of Apartments Booked					
aterly Update	No. of Apartments Remaining					
oject Summary					0 1	Reset
oject Summary	✔ Garages & Parking				0 1	Reset
oject Summary	▼ Garages & Parking Total No. of Garages	11	No. of Garages Booked	5	No. of Garages Remaining	Reset
	100 Television (100 Televisio) (100 Television (100 Televisio) (100 Televisio) (100 Televisio)	11 89	No. of Garages Booked No. of Open Car Parking Booked	5		

Step 17: Enter the percentage of work done for each applicable internal and external infrastructure. Click on save button to move to next page

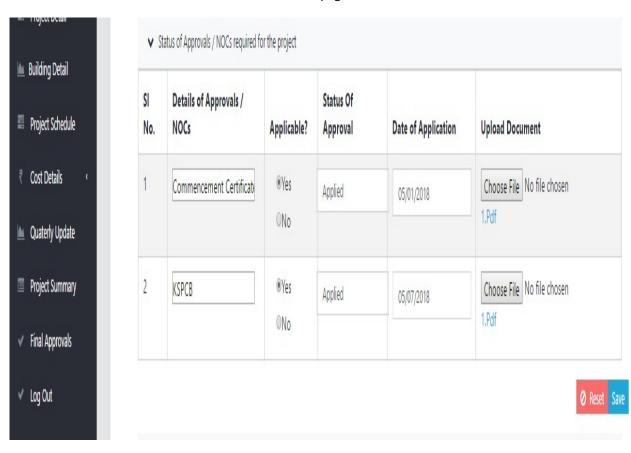


Step 18: Enter the percentage of work done for each applicable Amenities. Click on save button to move to next page

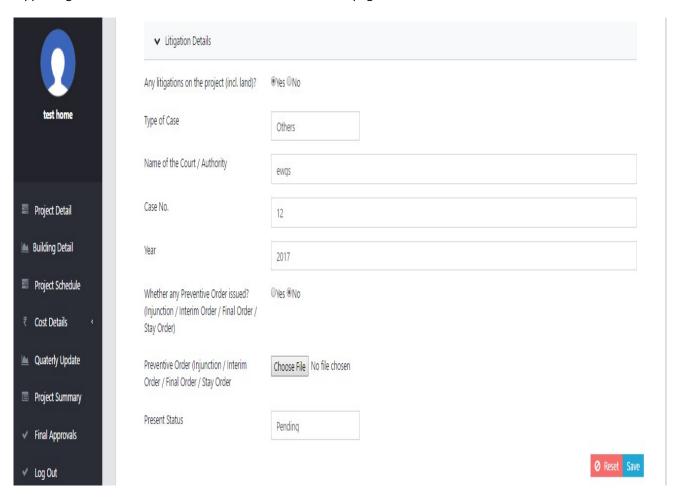
Step 19: Enter the percentage of work done for each applicable Common area. Click on save button to move to next page



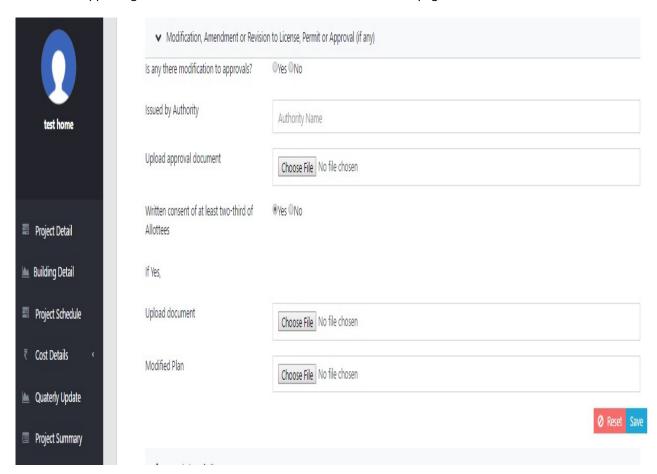
Step 20: Provide the status of each approvals/NOCs required for the project. The Approval/NOC copy must be attached. Click on save button to move to next page



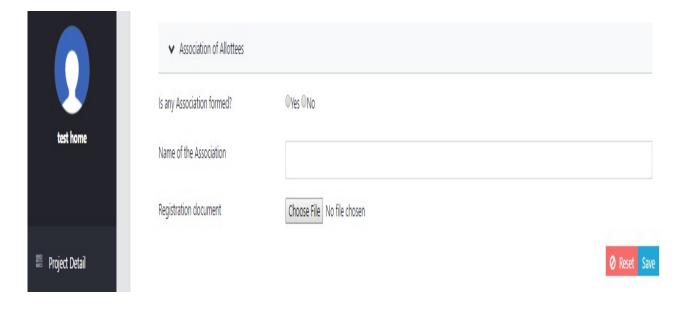
Step 21: If there is any case filed on the project, the details are to be provided in this section and attach supporting documents. Click on save button to move to next page



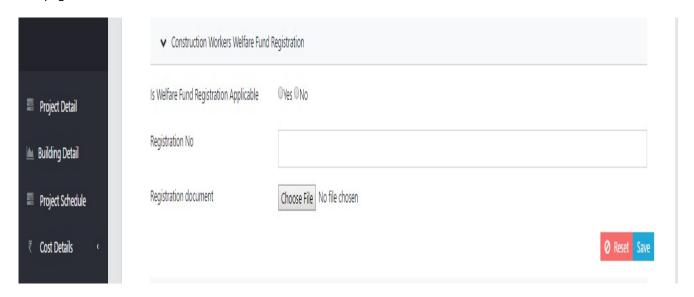
Step 22: If there is any modification in the project plan, the same has to be provided in the below section and attach supporting documents. Click on save button to move to next page



Step 23: Enter the details of Allottees association if any. Click on save button to move to next page



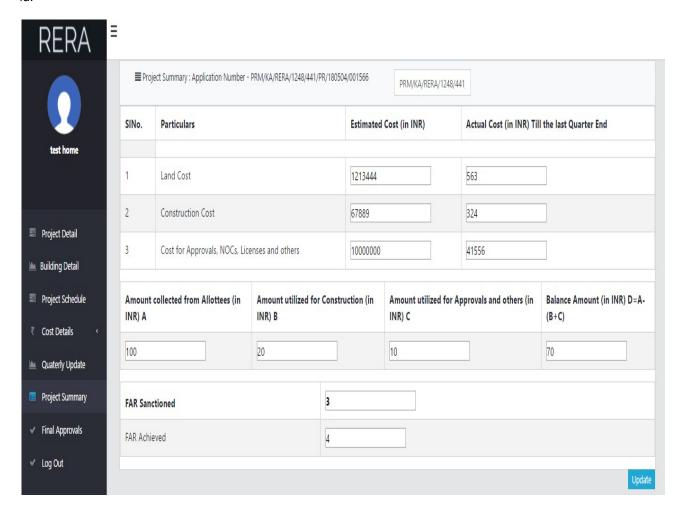
Step 24: Enter the details of Construction Worker's Welfare Fund if any. Click on save button to move to next page



Step 25: The actual construction cost must be entered every quarter. The estimated cost of construction will be available for reference. Click on save button to move to next page

	▼ Con	struction Cost Details		
test home	SI No.	Particulars	Estimated Cost (in INR)	Actual Cost (in INR)
	1(a)	Estimated Cost of Construction as certified by Engineer	25353	
Project Detail	1(b)	Actual Cost of Construction incurred as per the books of accounts as verified by the Chartered Accountant	6863853	
Building Detail	2(a)	On-site expenditure-Salaries of workers	353251	
Project Schedule Cost Details	2(b)	On-site expenditure-Consultants Fees	14553	
Quaterly Update	2(c)	On-site expenditure-Side Overhead	43786	
roject Summary	2(d)	On-site expenditure-Cost Of Services(Water, Electricity, Sewage)	3543	
inal Approvals og Out	3(a)	Payment of taxes	דדדדדד	
	3(c)	Payment of fees,	4533	

Step 26: The Project Cost Summary must be filled during the closure of the project. Click on submit button. A message will pop up confirming the submission. An email will also be sent to the registered mail id



Step 27: If the project is complete, attach the final approval documents. This screen will appear only if the project is 100% complete.

