

REAL ESTATE REGULATORY AUTHORITY  
KARNATAKA

# User Manual – Post Registration and Quarterly Update (Plots)


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5/22/2018

This document contains step by step instructions to fill the Post Registration and Quarterly Update details of the project

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

RERA



Test


Important points to remember before filling the application

1. Refer the RERA Act and Rules before filling the application.
2. All the measurement of areas should be provided in MKS system of units (meter, sq. meter, cubic meter etc.)
3. If any promoter provides false information or contravenes the provisions of Section 4, he/she shall be liable to a penalty which may extend up to 5% of the estimated cost of the real estate project as determined by the Authority as per the RERA Act Section 60.
4. At any given time, the Promoter shall maintain only one scheduled bank account for any kind of transactions and minimum of 70% of the amount realized for the real estate project from the allottees will be used for the construction. (Refer Sec 4 (2) (i) (D) of the Act)

I Agree

**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 of the project if any and attach a photo of the project. Click on save button after entering the details

RERA



Test

Project Detail

Plot Detail

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Project Details : Registration Number - PRM/KA/TEST/1111/111/TS/111111/111111

RERA Registration No.	Project Name	Project Type	Status	Action
PRM/KA/TEST/1111/111/TS/111111/111111	TEST project	Plotted Development	New Project Launch	Update Plot Details

Prospectus/Brochure

Choose File

No file chosen

Add More

Advertisement Copy

Choose File

No file chosen

Add More

Agent Registration No.


Add More

Add Your WebSite URL

Update

**Step 3:** Enter the plot details i.e. the total number of plots category wise. Click on save button to move to next page

RERA



Test

Project Detail

**Plot Detail**

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Plot Details : Registration Number - PRM/KA/TEST/1111/111/TS/111111/111111

Total number of Plots	<input type="text" value="160"/>
Number of EWS(6x9) Plots	<input type="text" value="40"/>
Number of LIG(9x12) Plots	<input type="text" value="40"/>
Number of MIG(9x15) Plots	<input type="text" value="40"/>
Number of HIG(15x24) Plots	<input type="text" value="40"/>
Number of Other Plots	<input type="text" value="0"/>

Save & Continue

**Step 4:** Click on the applicable civil work for the project and the estimated time of completion for each applicable civil work. Click on save button to move to next page

RERA



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Project Schedule : Registration Number - PRM/KA/TEST/1111/111/TS/111111/111111


Civil Works

SI No	Project Work	Is Applicable?	Estimated Time	
			From Date	To Date
1	Ground Clearance/Formation Of Plots	<input type="radio"/> Yes <input type="radio"/> No	05/03/2018	05/03/2018
2	Formation Of Road, Footpath	<input checked="" type="radio"/> Yes <input type="radio"/> No	05/03/2018	05/02/2018
3	Construction Of WaterSupply Infrastructure	<input type="radio"/> Yes <input type="radio"/> No	05/03/2018	05/02/2018
4	Construction Of Sewage System Infrastruct	<input checked="" type="radio"/> Yes <input type="radio"/> No	05/04/2018	05/01/2018
5	Power Supply Work(Tansformer And Subst	<input type="radio"/> Yes <input type="radio"/> No	05/04/2018	05/09/2018
6	Construction Of Storm Water Drainage	<input checked="" type="radio"/> Yes <input type="radio"/> No	05/05/2018	05/02/2018
7	Solid Waste Management and Disposal	<input checked="" type="radio"/> Yes <input type="radio"/> No	05/04/2018	05/03/2018


**Step 5:** Enter the details of Common areas that is to be relinquished to Local Authority/Planning Authority. Click on save button to move to next page


**Step 6:** Click on the applicable Common Area that will be used by the purchaser. Click on save button to move to next page


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Test


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▼ Common Areas To be used by the Purchaser

Sl No	Common Areas	Is Applicable?
1	<input type="text" value="Power Backup"/>	<input type="radio"/> Yes <input type="radio"/> No
2	<input type="text" value="Smart home automation"/>	<input type="radio"/> Yes <input type="radio"/> No
3	<input type="text" value="CCTV surveillance"/>	<input type="radio"/> Yes <input type="radio"/> No
4	<input type="text" value="Club House"/>	<input type="radio"/> Yes <input type="radio"/> No
5	<input type="text" value="Community Hall"/>	<input type="radio"/> Yes <input type="radio"/> No
6	<input type="text" value="Outdoor Sports facility"/>	<input type="radio"/> Yes <input type="radio"/> No
7	<input type="text" value="Indoor sports facility"/>	<input type="radio"/> Yes <input type="radio"/> No
8	<input type="text" value="Swimming Pools"/>	<input type="radio"/> Yes <input type="radio"/> No

**Step 7:** 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

RERA



Test

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Land Cost Details : Registration Number - PRM/KA/TEST/1111/111/TS/111111/111111

Land Acquisition Cost

☒ Own Land Of Promoter ☐ JDA With Land owner

Cost of Land ownership12345

Amount withdrawn from the bank for Land Procurement (INR)

only 0-9 digits are allowed

Date

mm/dd/yyyy

Certificate from Chartered Accountant

Choose File

No file chosen


Reset

Save

Approval Costs

**Step 8:** 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

RERA



Test

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▼ Approval Costs


Amount withdrawn from the bank for the purpose of the project (INR)

Sl No.	Particulars	Cost Incurred (INR)
1	Plan Approval	<input type="text" value="only digits are allowed"/>
2	Stamps Duty and Registration Fees	<input type="text" value="only digits are allowed"/>
3	Transfer Charges	<input type="text" value="only digits are allowed"/>
4	Registration Charges(If Any)	<input type="text" value="only digits are allowed"/>
5	Conversion Charges	<input type="text" value="only digits are allowed"/>
6	NOC For CC	<input type="text" value="only digits are allowed"/>
7	NOC For KSPCB	<input type="text" value="only digits are allowed"/>
8	NOC For WSSB	<input type="text" value="only digits are allowed"/>
9	NOC For ESCOM	<input type="text" value="only digits are allowed"/>



**Step 9:** 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

RERA



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Construction Details: Application Number -PRM/KA/TEST/1111/111/TS/111111/111111

Sl No.	Particulars	Estimated Cost (in INR)
1	Estimated Cost of Construction as certified by Engineer	5
2(a)	On-site expenditure-Salaries of workers	5
2(b)	On-site expenditure-Consultants Fees	5
2(c)	On-site expenditure-Side Overhead	5
2(d)	On-site expenditure-Cost Of Services(Water, Electricity, Sewage)	5
3(a)	Payment of taxes	5
3(b)	Payment of cess,	5
3(c)	Payment of fees,	5
3(d)	Payment of charges	5

**Step 10:** From here, the Promoter will have to provide the status 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

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Quarterly Update : Registration Number - PRM/KA/RERA/1259/410/PR/171115/000115

SI No.	Quarterly Update Date	Actual Quarter Updated Date
1	15-11-2017	

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Project Details : Registration Number - PRM/KA/RERA/1259/410/PR/171115/000115


▼ Civil Works

Project Work	Actual Start Time	Actual End Time	Action
Ground Clearance	dd/mm/yyyy	dd/mm/yyyy	delete
Earth excavation	dd/mm/yyyy	dd/mm/yyyy	delete
Foundation	dd/mm/yyyy	dd/mm/yyyy	delete

Reset Save

**Step 11:** 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

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▼ Bank Details

Percentage of completion of project

56

Total advance amount collected from prospective purchasers (in INR)

5667

Amount withdrawn from the bank for the purpose of the project (INR)

67576

Certificate issued by Chartered Account

Choose File

No file chosen

[ssnv\\_1526296689495.png](#)

Certificate issued by Structural Engineer

Choose File

No file chosen

[ssnv\\_1526296690299.png](#)

Certificate issued by Architect

Choose File

No file chosen

[ssnv\\_1526296689711.png](#)

Quarterly Financial Report

Choose File

No file chosen


[ssnv\\_1526296690447.png](#)

Reset

Save

**Step 12:** Category wise number of plots will be auto filled. Enter the number of plots booked for each category. The available plots will be auto calculated. This will be updated every quarter. Click on save button to move to next page

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LogOut


Plot Details

Category	Total No. of Plots	No. of Plots Booked	No. of Plots Available
EWS(6x9)	2	<input type="text" value="2"/>	0
LIG(9x12)	2	<input type="text" value="2"/>	0
MIG(9x15)	2	<input type="text" value="2"/>	0
HIG(15x24)	2	<input type="text" value="2"/>	0
Others	2	<input type="text" value="2"/>	0
Total	10	10	0

Save

**Step 13:** Enter the percentage of work completed for the common areas and upload a photograph of the same. This will be updated every quarter. Click on save button to move to next page

RERA



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Logout

▼ Status of Common Areas To be Relinquished to local Authority /Planning Authority

Public and Semi Public Sites

No. of Public and Semi Pubic Sites

Only digits are allowed

Area of Public and Semi Pubic Sites(in Sq.m)

Only digits are allowed

Percentage of Completion (%)

Only digits are allowed

Upload Photograph

Choose File

No file chosen

Parks and Open Spaces

No. of Parks and Open Spaces

Only digits are allowed

Area of Parks and Open Spaces(in Sq.m)


Only digits are allowed

Percentage of Completion (%)

Only digits are allowed

**Step 14:** Enter the percentage of work completed for the common areas that is to be used by the purchaser. This will be updated every quarter. Click on save button to move to next page

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Status of Common Areas To be used by the Purchaser

Sl No	Common Areas	Is Applicable?	Percentage of Completion	Photograph
1	Power Backup	<input type="radio"/> Yes <input type="radio"/> No		<div>Choose File</div> No file chosen
2	Smart home automation	<input type="radio"/> Yes <input type="radio"/> No		<div>Choose File</div> No file chosen
3	CCTV surveillance	<input type="radio"/> Yes <input type="radio"/> No		<div>Choose File</div> No file chosen
4	Club House	<input type="radio"/> Yes <input type="radio"/> No		<div>Choose File</div> No file chosen
5	Community Hall	<input type="radio"/> Yes <input type="radio"/> No		<div>Choose File</div> No file chosen
6	Outdoor Sports facility	<input type="radio"/> Yes <input type="radio"/> No		<div>Choose File</div> No file chosen
7	Indoor sports facility	<input type="radio"/> Yes <input type="radio"/> No		<div>Choose File</div> No file chosen

**Step 15:** 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

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▼ Status of Approvals / NOCs required for the project

SINo.	Details of Approvals / NOCs	Applicable?	Status Of Approval	Date of Application	Upload Document
1	Water supply and sewage	<input type="radio"/> Yes <input type="radio"/> No	<input type="text" value="select"/>	<input type="text" value="dd/mm/yyyy"/>	<input type="button" value="Choose File"/> No file chosen
2	KSPCB- PCB (10 Acres to	<input type="radio"/> Yes <input type="radio"/> No	<input type="text" value="select"/>	<input type="text" value="dd/mm/yyyy"/>	<input type="button" value="Choose File"/> No file chosen
3	KSPCB- MOEF (Above 50	<input type="radio"/> Yes <input type="radio"/> No	<input type="text" value="select"/>	<input type="text" value="dd/mm/yyyy"/>	<input type="button" value="Choose File"/> No file chosen
4	Engineering Department	<input type="radio"/> Yes <input type="radio"/> No	<input type="text" value="select"/>	<input type="text" value="dd/mm/yyyy"/>	<input type="button" value="Choose File"/> No file chosen
5	KPTCL - BESCOM	<input type="radio"/> Yes <input type="radio"/> No	<input type="text" value="select"/>	<input type="text" value="dd/mm/yyyy"/>	<input type="button" value="Choose File"/> No file chosen
6	Horticulture department	<input type="radio"/> Yes <input type="radio"/> No	<input type="text" value="select"/>	<input type="text" value="dd/mm/yyyy"/>	<input type="button" value="Choose File"/> No file chosen
7	Fire and Safety	<input type="radio"/> Yes <input type="radio"/> No	<input type="text" value="select"/>	<input type="text" value="dd/mm/yyyy"/>	<input type="button" value="Choose File"/> No file chosen

**Step 16:** 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

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▼ Litigation Details

Any litigations on the project (incl. land)?

☒ Yes ☐ No

Type of Case

Commercial

Name of the Court / Authority

vhg

Case No.

151

Year

2017

Whether any Preventive Order issued? (Injunction / Interim Order / Final Order / Stay Order)

☒ Yes ☐ No

Preventive Order (Injunction / Interim Order / Final Order / Stay Order)

Choose File

No file chosen

[ssnv\\_1526223741244.png](#)

Present Status

Disposed


Reset

Save



**Step 17:** 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

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LogOut

▼ Modification, Amendment or Revision to License, Permit or Approval (if any)

Is any there modification to approvals? ☒ Yes ☐ No

Issued by Authority

Upload approval document 

Choose File No file chosen [ssnv\\_1526297063320.png](#)

Written consent of at least two-third of Allottees ☒ Yes ☐ No

If Yes,

Upload document 

Choose File No file chosen [ssnv\\_1526297063396.png](#)

Modified Plan 

Choose File No file chosen [ssnv\\_1526297063476.png](#)

Plan Number

Date Of Approval

Details Of Plot Released 


Choose File No file chosen [ssnv\\_1526297063540.png](#)

Details Of Plot Released 

Choose File No file chosen [ssnv\\_1526297063560.png](#)

**Step 18:** Enter the details of Allottees association if any. Click on save button to move to next page

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Project Detail

Information, Attachment or Relation to License, Permit or Approval (if any)

▼ Association of Allottees

Is any Association formed?  
☒ Yes ☐ No

Name of the Association  
dhgfdhfh

Registration document  

Choose File

 No file chosen [ssnv\\_1526297019286.png](#)

Reset

Save

**Step 19:** Enter the details of Construction Worker's Welfare Fund if any. Click on save button to move to next page

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▼ Construction Workers Welfare Fund Registration

Is any Association formed?  
☒ Yes ☐ No

Name of the Association  
sdbbsdv

Registration document  


Choose File

 No file chosen [ssnv\\_1526298198016.png](#)


Reset

Save


**Step 20:** 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




test home




Project Detail




Building Detail




Project Schedule




Cost Details




Quarterly Update



Project Summary



Final Approvals





Log Out

▼ Construction Cost Details

SI No.	Particulars	Estimated Cost (in INR)	Actual Cost (in INR)
1(a)	Estimated Cost of Construction as certified by Engineer	25353	
1(b)	Actual Cost of Construction incurred as per the books of accounts as verified by the Chartered Accountant	6863853	
2(a)	On-site expenditure-Salaries of workers	353251	
2(b)	On-site expenditure-Consultants Fees	14553	
2(c)	On-site expenditure-Side Overhead	43786	
2(d)	On-site expenditure-Cost Of Services(Water, Electricity, Sewage)	3543	
3(a)	Payment of taxes	7777777	
3(c)	Payment of fees,	4533	

**Step 21:** The Project Cost Summary must be filled during the closure of the project. Click on save button to move to next page. Click on the Submit button. A message will pop up confirming the submission. An email will also be sent to the registered mail id.

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- Logout

Project Summary : Registration Number - PRM/KA/RERA/1259/410/PR/171115/000115

S/No.	Particulars	Estimated Cost (in INR)	Actual Cost (in INR)
1	Land Cost		
2	Construction Cost	22	
3	Cost for Approvals, NOC		
Calucate Total Cost			


Total Project Cost As declared at the time of Registration :

28400000

Amount collected from Allottees (in INR) A	Amount utilized for Construction (in INR) B	Amount utilized for Approvals and others (in INR) C	Balance Amount (in INR) D=A-(B+C)

**Step 22:** If the project is complete, attach the final approval documents. This screen will appear only if the project is 100% complete.

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Midmac Developers Pvt Ltd

Project Detail

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Final Approval : Registration Number - PRM/KA/RERA/1259/410/PR/171115/000115

1	Completion Certificate	Date <input type="text" value="dd/mm/yyyy"/>	<div>Choose File</div> No file chosen
2	100% Release Order	Date <input type="text" value="dd/mm/yyyy"/>	<div>Choose File</div> No file chosen
3	Agreement of Executed Sale Copies	Date <input type="text" value="dd/mm/yyyy"/>	<div>Choose File</div> No file chosen
4	Relinquishment of roads, parks, civic a	Date <input type="text" value="dd/mm/yyyy"/>	<div>Choose File</div> No file chosen

Update