REAL ESTATE REGULATORY AUTHORITY
KARNATAKA

User Manual – Post Registration and Quarterly Update (Apartments)

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.

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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) (l) (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 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

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☰ Floor Details

Provide the Apartment Details

Apartment type	Total No Of each Apartment type	Carpet Area	Built-up area	Proportionate Common area
--Select--				

Add More Apartments

Save

* choose Add More Tower Details for additional Tower details

Add More Tower Details

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

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˅ Finishing/Interior Works

SI No	Project Work	Is Applicable?	Estimated Time	
			From Date	**To Date**
1	Water supply and Sanitary work	◉Yes ○No	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

Internal Infrastructure Details

SlNo.	Name	Is Applicable
1	Internal Roads & Footpath	○Yes ○No
2	Water Supply	○Yes ○No
3	Sewage and Drainage Syst	○Yes ○No
4	Parks & Tree planting	○Yes ○No
5	Street Lighting	○Yes ○No
6	Provision for community b	○Yes ○No
7	Solid waste management a	○Yes ○No
8	Water conservation	○Yes ○No
9	Energy management	○Yes ○No
10	Fire protection and fire saf	○Yes ○No

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

SI No.	Name	Is Applicable?
1	Internal Roads & Footpath	○Yes ○No
2	Water Supply	○Yes ○No
3	Sewage and Drainage Syst	○Yes ○No
4	Electricity supply transform	○Yes ○No
5	Solid waste management a	○Yes ○No
6	Emergency Evacuation serv	○Yes ○No
7	Storm water drains	○Yes ○No
8	Use of renewable energy	○Yes ○No
9	Water conservation/rain wa	○Yes ○No
10	Fire protection and fire saf	○Yes ○No

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

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⌄ Approval Costs

Amount withdrawn from the bank for the purpose of Approval (INR)

SI No.	Particulars	Cost Incurred (INR)
1	Project Approval	only digits are allowed
2	Stamps Duty	only digits are allowed
3	Transfer Charges	only digits are allowed
4	Registration Charges	only digits are allowed
5	Conversion Charges	only digits are allowed
6	NOC-For CC	only digits are allowed
7	NOC-For KSPCB	only digits are allowed
8	NOC-For BWSSB	only digits are allowed
9	NOC-For BESCOM	

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

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☰ Construction Details: Application Number -PRM/KA/RERA/1248/441/PR/180504/001566

SI No.	Particulars	Estimated 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(b)	Payment of cess,	54534

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

Apartment Details

Type of Apartment	
Total Number of Apartments	
No. of Apartments Booked	
No. of Apartments Remaining	

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₹ **Cost Details** ‹

Quaterly Update

Project Summary

Garages & Parking

Total No. of Garages	11	No. of Garages Booked	5	No. of Garages Remaining	6
Total No. of Open Car Parking	89	No. of Open Car Parking Booked	50	No. of Open Car Parking Remaining	35
Total No. of Closed Car Parking	25	No. of Closed Car Parking Booked	20	No. of Closed Car Parking Remaining	10

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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

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SI No.	Name	Percentage of Completion
1	Power Backup	50
2	Smart Home Automation	60
3	CCTV Surveillance	70
4	Club House	80
5	Community Hall	50
6	Outdoor Sports facility	50
7	Indoor Sports facility	40
8	Swimming Pool	20
9	Gym	20

Ø Reset | Save

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

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ᵛ 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	
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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 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.