

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.

RERA



test home

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 and agent registration number of the project if any. Click on save button after entering the data

RERA


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Project Detail

Building Detail

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Log Out

Project Details - PRM/KA/RERA/1248/441/PR/180504/001566

RERA Registration No.	Project Name	Project Type	Status	Action
PRM/KA/RERA/1248/441/PR/180504/001566	test home	Residential/Group Housing	New Project Launch	Update Tower Details

Prospectus/Brochure

Choose File

No file chosen

Add More

RERA UPLOAD.pdf

Advertisement Copy

Choose File

No file chosen

Add More

RERA UPLOAD.pdf

Agent Application No

AG/KN/180201/001838

Add More

Website Url


WWW.GOOGLE.COM

Add More

save

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

RERA


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No. of towers

only digits are allowed

Tower Name

Type of Apartment

☒ Residential ☐ Commercial ☐ Mixed

No. of Floors

only digits are allowed

Total No of Units

only digits are allowed

No. of Basement

only digits are allowed

No. of Stilts

only digits are allowed

No. of slab of super structure

only digits are allowed

Total No. of Garages

11

Total No. of Open Car Parking

89


* Open Car Parking should not in the offset Area

Total No. of Closed Car Parking

25

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

RERA


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Floor Details

Provide the Floor Details

Floor No.	No. of Units
0	
1	
2	

Save & Continue



test home

Project Detail

Building Detail

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₹ Cost Details

Quarterly Update

Project Summary

✓ Final Approvals

✓ Log Out

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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Sub-structure

SI No	Project Work	Is Applicable?	Estimated Time	
			From Date	To Date
1	Ground Clearance	<input checked="" type="radio"/> Yes <input type="radio"/> No	05/03/2018	05/08/2018
2	Earthwork Excavation	<input checked="" type="radio"/> Yes <input type="radio"/> No	05/04/2018	05/07/2018
3	Foundation	<input checked="" type="radio"/> Yes <input type="radio"/> No	05/18/2018	05/19/2018

Save

Super-structure

SI No	Project Work	Is Applicable?	Estimated Time	
			From Date	To Date
1	Frame Structure (Floor wise)	<input checked="" type="radio"/> Yes <input type="radio"/> No	05/09/2018	05/09/2018

Save



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Log Out


Save

▼ Finishing/Interior Works

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

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Internal Infrastructure Details

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

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

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Project Detail

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External Infrastructure


External Infrastructure Details

Sl No.	Name	Is Applicable?
1	Internal Roads & Footpath	<input type="radio"/> Yes <input type="radio"/> No
2	Water Supply	<input type="radio"/> Yes <input type="radio"/> No
3	Sewage and Drainage Syst	<input type="radio"/> Yes <input type="radio"/> No
4	Electricity supply transform	<input type="radio"/> Yes <input type="radio"/> No
5	Solid waste management a	<input type="radio"/> Yes <input type="radio"/> No
6	Emergency Evacuation ser	<input type="radio"/> Yes <input type="radio"/> No
7	Storm water drains	<input type="radio"/> Yes <input type="radio"/> No
8	Use of renewable energy	<input type="radio"/> Yes <input type="radio"/> No
9	Water conservation/rain w	<input type="radio"/> Yes <input type="radio"/> No
10	Fire protection and fire saf	<input type="radio"/> Yes <input type="radio"/> 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

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Building Detail

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Log Out


▼ Common Area

Common Area Details

SINo.	Name	Is Applicable
1	<input type="text" value="Staircases"/>	<input type="radio"/> Yes <input type="radio"/> No
2	<input type="text" value="Lifts"/>	<input type="radio"/> Yes <input type="radio"/> No
3	<input type="text" value="Staircases and Lift lobbies"/>	<input type="radio"/> Yes <input type="radio"/> No
4	<input type="text" value="Fire escapes"/>	<input type="radio"/> Yes <input type="radio"/> No
5	<input type="text" value="Common entrance and exit"/>	<input type="radio"/> Yes <input type="radio"/> No
6	<input type="text" value="Basement"/>	<input type="radio"/> Yes <input type="radio"/> No
7	<input type="text" value="Terrace"/>	<input type="radio"/> Yes <input type="radio"/> No
8	<input type="text" value="Outer Wall"/>	<input type="radio"/> Yes <input type="radio"/> No
9	<input type="text" value="Open parking areas and covered parking"/>	<input type="radio"/> Yes <input type="radio"/> No
	<input type="text"/>	

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

RERA


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Project Detail

Building Detail

Project Schedule

Cost Details

Land

Construction

Quarterly Update

Project Summary

Final Approvals

Land Cost Details: Application Number - PRM/KA/RERA/1248/441/PR/180504/001566

▼ Land Acquisition Cost

☒ Own Land Of Promoter

☐ JDA With Land owner

Cost of Land ownership

1213444

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

800000

Date

03/15/2018

Choose File

No file chosen

[RERA MAIL_1526478148517.pdf](#)

Reset


Save

➤ Transfer of Development Rights (TDR)

➤ Approval Costs

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

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Project Detail

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Cost Details

Land

Construction

Quarterly Update

Project Summary

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▼ Transfer of Development Rights (TDR)

Is TDR applicable?

☒ Yes ☐ No

TDR Sanction Area(in Sq. M)

50000

Sanctioning Authority

Local

TDR Purchase Amount (in INR)

50000

TDR Purchase Deed / Sale Deed

Choose File

No file chosen

1_1526478330523.Pdf

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

50000

Date

05/08/2018

Certificate from Chartered Account

Choose File

No file chosen

1_1526478330515.Pdf


Add More

Reset

Submit

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

RERA


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Project Detail

Building Detail

Project Schedule

Cost Details

Land

Construction

Quarterly Update

Project Summary

Final Approvals


▼ Approval Costs

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

Sl No.	Particulars	Cost Incurred (INR)
1	Project Approval	<input type="text" value="only digits are allowed"/>
2	Stamps Duty	<input type="text" value="only digits are allowed"/>
3	Transfer Charges	<input type="text" value="only digits are allowed"/>
4	Registration Charges	<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 BWSSB	<input type="text" value="only digits are allowed"/>
9	NOC-For BESCOM	<input type="text"/>

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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Land

Construction

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Project Summary

Final Approvals

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

Sl 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	777777
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

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- Project Detail
- Building Detail
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- Cost Details

Quarterly Update : Application Number - PRM/KA/RERA/1248/441/PR/180504/001566

SI No.	Quarterly Update Date	Actual Quarter Updated Date
1	04-05-2018	

RERA

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- Project Detail
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- Project Summary
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- Log Out

Sub Structure

Project Work	Estimated Start Time	Estimated End Time	Actual Start Time	Actual End Time	Action
Ground Clearance	05/03/2018	05/08/2018	mm/dd/yyyy	mm/dd/yyyy	delete
Earthwork Excavation	05/04/2018	05/07/2018	mm/dd/yyyy	mm/dd/yyyy	delete
Foundation	05/18/2018	05/19/2018	mm/dd/yyyy	mm/dd/yyyy	delete

Reset Save

Super Structure

Project Work	Estimated Start Time	Estimated End Time	Actual Start Time	Actual End Time	Action
Frame Structure (Floor wise)	05/09/2018	05/09/2018	mm/dd/yyyy	mm/dd/yyyy	delete


Reset Save

finishing Or Interior Structure

Masonry Works

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

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Project Summary

Quarterly Update Application Number - PRM/KA/RERA/1248/441/PR/180504/001566

▼ Bank Details

Percentage of completion of project

80

Total advance amount collected from prospective purchasers (in INR)

5454537564

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

864452137989

Certificate issued by Chartered Account

Choose File

No file chosen

[1.Pdf](#)

Certificate issued by Structural Engineer

Choose File

No file chosen

[1.Pdf](#)

Certificate issued by Architect

Choose File

No file chosen

[1.Pdf](#)

Reset

Save

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

test home

Project Detail

Building Detail

Project Schedule

Cost Details

Status of Construction of Tower

Tower/Block Name

ABCD

Percentage of Completion

80

photograph

Choose File

No file chosen

1.Pdf

Reset

Save

test home

Project Detail

Building Detail

Project Schedule

Cost Details

Quarterly Update

Project Summary

Status of Construction of Each Floor

Floor Number	1	% of Completion	40
Floor Number	2	% of Completion	40
Floor Number	3	% of Completion	40
Floor Number	4	% of Completion	40
Floor Number	5	% of Completion	40
Floor Number	6	% of Completion	40
Floor Number	7	% of Completion	40

Reset

Save

Project Detail

Building Detail

Project Schedule

₹

Cost Details

Quarterly Update

Project Summary

▼ Apartment Details

Type of Apartment

Total Number of Apartments

No. of Apartments Booked

No. of Apartments Remaining

Reset

Save

Project Detail

Building Detail

Project Schedule

₹

Cost Details

Quarterly Update

▼ 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

Reset

Save

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

Project Detail

Building Detail

Project Schedule

Cost Details

Quarterly Update

Project Summary

Final Approvals

ResetSave

Status of Construction of Internal Infrastructure

Internal Infrastructure Details


SINo.	Name	Percentage of Completion
1	Internal Roads & Footpath	
2	Water Supply	

ResetSave

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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Log Out

Sl No.	Name	Percentage of Completion
1	<input type="text" value="Power Backup"/>	<input type="text" value="50"/>
2	<input type="text" value="Smart Home Automation"/>	<input type="text" value="60"/>
3	<input type="text" value="CCTV Surveillance"/>	<input type="text" value="70"/>
4	<input type="text" value="Club House"/>	<input type="text" value="80"/>
5	<input type="text" value="Community Hall"/>	<input type="text" value="50"/>
6	<input type="text" value="Outdoor Sports facility"/>	<input type="text" value="50"/>
7	<input type="text" value="Indoor Sports facility"/>	<input type="text" value="40"/>
8	<input type="text" value="Swimming Pool"/>	<input type="text" value="20"/>
9	<input type="text" value="Gym"/>	<input type="text" value="20"/>

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

Project Detail

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Quarterly Update

Project Summary

Final Approvals

Log Out


▼ Status of Approvals / NOCs required for the project

Sl No.	Details of Approvals / NOCs	Applicable?	Status Of Approval	Date of Application	Upload Document
1	Commencement Certificate	<input checked="" type="radio"/> Yes <input type="radio"/> No	Applied	05/01/2018	<div>Choose File</div> No file chosen 1.Pdf
2	KSPCB	<input checked="" type="radio"/> Yes <input type="radio"/> No	Applied	05/07/2018	<div>Choose File</div> No file chosen 1.Pdf

Reset

Save

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


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▼ Litigation Details

Any litigations on the project (incl. land)? ☒ Yes ☐ No

Type of Case

Others

Name of the Court / Authority

ewqs

Case No.

12

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


Present Status

Pending

Reset

Save

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


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Project Detail

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Project Summary

▼ 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 No file chosen


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

If Yes,

Upload document No file chosen

Modified Plan No file chosen

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


test home

Project Detail

▼ Association of Allottees

Is any Association formed? ☒ Yes ☐ No

Name of the Association

Registration document No file chosen

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

Project Detail

Building Detail

Project Schedule

Cost Details


▼ Construction Workers Welfare Fund Registration

Is Welfare Fund Registration Applicable ☐ Yes ☐ No

Registration No

Registration document No file chosen

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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▼ Construction Cost Details

Sl 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 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.

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Project Summary : Application Number - PRIM/KA/RERA/1248/441/PR/180504/001566

PRIM/KA/RERA/1248/441

SINo.	Particulars	Estimated Cost (in INR)	Actual Cost (in INR) Till the last Quarter End
1	Land Cost	1213444	563
2	Construction Cost	67889	324
3	Cost for Approvals, NOCs, Licenses and others	10000000	41556

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)
100	20	10	70

FAR Sanctioned	3
FAR Achieved	4

Update

Step 27: 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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Project Detail

Building Detail

Project Schedule

Cost Details

Final Approval : Application Number - ACK/KA/RERA/1248/441/PR/180409/002154

ACK/KA/RERA/1248/441/

1	Completion Certificate	<input type="radio"/> Yes <input type="radio"/> No	Date: <input type="text" value="mm/dd/yyyy"/>	<div>Choose File</div> No file chosen
2	Occupancy Certificate	<input type="radio"/> Yes <input type="radio"/> No	Date: <input type="text" value="mm/dd/yyyy"/>	<div>Choose File</div> No file chosen
3	Registered Conveyance Deed	<input type="radio"/> Yes <input type="radio"/> No	Date: <input type="text" value="mm/dd/yyyy"/>	<div>Choose File</div> No file chosen
4	Registered Agreement of Sale	<input type="radio"/> Yes <input type="radio"/> No	Date: <input type="text" value="mm/dd/yyyy"/>	<div>Choose File</div> No file chosen

Update