



Online Application Form Project Registration (Other-than Individual)

PAN Card Number*: _____

Project Bank Account Details

Bank State *: _____ Bank Name *: _____

Branch Name *: _____ Account No *: _____

Account Holder's Name *: _____ IFSC Code *: _____

Promoter Details

Type of Promoter*:

- Company Trust / Society
- Partnership Firm / LLP Joint Venture
- Government Department/Local Bodies/Government Bodies

Name*: _____

CIN / Trust / Society / TAN Registration Number *: _____

Registration Date*: _____ GST Number*: _____

Email ID *: _____ Website: _____

Mobile Number (Preferred Mobile No. of Authorized Signatory)*: _____

Landline Number: _____ State/UT*: _____

District *: _____

Director(s) Details (Note: For Organization type as Company or Joint Venture Only)

Nationality (Indian/Foreigner)	Name	Email ID	Mobile No	Complete Address	PAN No	Aadhaar No	DIN No

Note: PAN & Aadhaar Numbers are not mandatory for Foreigners

Member(s) Details

(Note: For Organization type as Partnership/Trust/Government Body Only)

Nationality (Indian/Foreigner)	Name	Email ID	Mobile No	Complete Address	PAN No	Aadhaar No

Note: PAN & Aadhaar Numbers are not mandatory for Foreigners

Other State/UT RERA Registration Details*: O Yes O No

If yes, enter Registration details

Sl. No	RERA Registration Number	State	Remarks (If registration been revoked)

Projects Launched in the Past 5 Years*: O Yes O No

If yes, enter Project details

SL. No	Project Name	Project Type (Residential/ Commercial /Mixed/Plotted Development)	Current Status (Completed/ Delay/ Ongoing)	Expected/ Actual Project Completion Date (If it is Delay/Ongoing)	Complete Address	Survey Number

Litigations*: O Yes O No; if yes, enter case details as mentioned below.

Note: In case Petitioner, Respondent is more than one Please provide their names by comma separated.

Case No	Name & Place of Tribunal /Authori ty	Name of the Petitioner	Name of the Respondent	Facts of the case/ Content s of the Petition	Present Status of the case (Completed / Delay/ Ongoing)	Interim Order if any - Yes/No	Details of final order if disposed – Yes/No

→ If No, a self-declared affidavit (on Rs. 20/- non judicial stamp paper) has to be uploaded if there are no cases pending, refer Form P10 in forms download for proforma of this self-affidavit.

Co – Promoters (Land Owners – Only if Sale Transaction is involved)*: O Yes O No

→ If Yes, Enter Details

Nationality Indian/NRI	Co-promoter Type (Individual/Other- than Individual)	Name	Complete Address	Phone No	Email ID	PAN Card No.

List of Documents to be uploaded for Promoter:

(NOTE: All Upload Documents should be in PDF Format Only)

1. Attested copy of the Bank Statement*
2. Firm/Company/Trust/Govt. Body's Registration Certificate/GO*
3. GST Certificate *
4. Attested copy of the PAN card (Firm/ Trust/ Company/Joint Venture/Govt. Body)*
5. Memorandum of articles and Association/Trust Deed/Society Byelaw/Partnership Deed/LLP Deed of the Company (or) Joint Venture/Trust/Society/Partnership/LLP respectively*
6. Attested copy of the PAN cards (of Directors/Partners/Office bearers of Society)*
7. Attested copy of the Aadhaar cards (of Directors/Partners/Office bearers of Society)*
8. Passport size Photographs of Directors/Partners/Office bearers of Society/Co-Promoters*
9. Address proof Directors/Partners/Office bearers of Society)*
10. Project Occupancy Certificate (for Completed projects only)*
11. Interim Order Copy, against the litigation's if any*
12. Final Disposed Order, against the litigation's if any*
13. Self-Declaration Affidavit, in case of no litigations*
14. PAN Card, Aadhaar and Photo of Co-promoter (All 3 documents should be in single PDF for single Co-promoter)*
15. Income tax returns of the promoter for Preceding Year 1*

16. Income tax returns of the promoter for Preceding Year 2*

17. Income tax returns of the promoter for Preceding Year 3*

18. Audited balance sheet of the promoter for the Preceding Financial Year*

Note: If the firm is registered below 3 years period, and if the IT returns are not available for 3 years period promoter has to upload the available IT returns and audit balance sheets of the entity with a specific reason, refer Form P12 in forms download for proforma of this sample affidavit.

Project Details

Project Name*: _____

Project Description: _____

Project Type*: Residential Commercial Mixed Development
 Layout for Plots Layout for Plots & Buildings

Project Status*: New Project Ongoing

Building/Layout Plan No*: _____

Building/Layout Permission Validity From*: _____ (DD/MM/YYYY)

Building/Layout Permission Validity To*: _____ (DD/MM/YYYY)

Project Start Date*: _____ (DD/MM/YYYY)

Proposed Date of Completion*: _____ (DD/MM/YYYY)

If Project Type is --> Residential / Commercial / Mixed Development

Total Area of Land (in Sq.m)*: _____ Height of the Building (in Meters) *: _____ Total Plinth Area (in Sq.m)*: _____

Total Open Area (in Sq.m)*: _____ Total Built-up Area of all the Floors (including stilt& Parking area) (in Sq.m)*: _____

No. of Garages Available for Sale: _____ Total Area of Garages(in Sq.m): _____ No. of Open Parking Spaces*: _____

Total Open Parking Area (in Sq.m)*: _____ No. of Covered Parking Spaces*: _____ Total Covered Parking Area (in Sq.m)*: _____

If Project Type is -->Layout for Plots

Total Area of Land (in acre) *(1 acre=4047 Sq.m): _____

Total Layout area (in acre)*: _____

Total plotted area in the layout (in Sq.m)*: _____

Total roads area proposed in the layout (in Sq.m)*: _____

Area of open spaces proposed in the layout (in Sq.m)*: _____

Area provided for amenities (in Sq.m)*: _____

Area provided for utilities (in Sq.m)*: _____

Area proposed for common pool parking (in Sq.m)*: _____

Area proposed for club house or other proposed amenities (in Sq.m)*: _____

If Project Type is --> Layout for Plots & Buildings

Total Area of Land (in acre) *(1 acre=4047 Sq.m): _____

Height of the Building (in Meters): _____

Total Layout area (in acre)*: _____

Total plotted area in the layout (in Sq.m)*: _____

Total roads area proposed in the layout (in Sq.m)*: _____

Area of open spaces proposed in the layout (in Sq.m)*: _____

Area provided for amenities (in Sq.m)*: _____

Area provided for utilities (in Sq.m)*: _____

Area proposed for common pool parking (in Sq.m)*: _____

Area proposed for club house or other proposed amenities (in Sq.m)*: _____

_____ Total Built-up Area of all the Floors (including stilt& Parking area) for Residential (in Sq.m)*: _____

Total Built-up Area of all the Floors (including stilt& Parking area) for Commercial (in Sq.m)*: _____

Estimated Cost of Construction (INR)*: _____ Cost of Land
(INR)*: _____ Total Project Cost (INR)*: _____

Project Site Address

Project Address Line 1*: _____

Project Address Line 2: _____

District*: _____ Mandal *: _____

Local Area/Village*: _____ PIN Code*: _____

Latitude*: _____ N Longitude*: _____ E

Plan Approving Authority*: O UDA O CRDA O ULB O Town & Country Planning

Location Address *: _____ Survey No*: _____

Project Local Address for Communication

(If site and local addresses are same check →)

Project Address Line 1*: _____ Project Address Line 2: _____

District*: _____ Mandal *: _____

Local Area/ Village*: _____ PIN Code*: _____

Project Website URL: _____

Project Ongoing Status Details

(Note: Applicable only when Project status is “Ongoing Project”)

Extent of development carried out till date (0% to 99%)*: _____

Extent of development pending (0% to 99%)*: _____

Total amount of money collected from Allottee*: _____

Total amount spent for development of project (including Land Cost)*: _____

Total amount of balance money in separate account *: _____

Is there any subsequent modification to the approved plan*: O Yes O No

Is the project delayed*: O Yes O No; If Yes, enter the below fields:

Reason for Delayed*: _____

No. of Months (Delayed) *: _____ Expected Completion Date *: _____

Authorized Signatory Details

Name*: _____

Mobile Number*: _____ Email Id *: _____

Development Details

→ If the project consists of "Flats" : Total No. of Blocks *: _____

Note: Based on the Total No. of Blocks fill the Flat details in excel sheet available in Forms Download (Form – P5).

→ If the project consists of "Villas" : Total No. of Villas *: _____

Note: Based on the No. of Villas fill the Villa details in excel sheet available in Forms Download (Form – P6).

→ If the project consists of "Plots" : Total No. of Plots*: _____

Note: Based on the No. of Block fill the Plot details in excel sheet available in Forms Download (Form – P7).

→ If the project consists of "Units(Commercial)" : No. of Blocks *: _____

Note: Based on the No. of Block fill the Unit details in excel sheet available in Forms Download (Form – P8).

Note: Possible upload Excel sheets based on Project Type

Sl. No	Project Type	Excel type
1	Residential	Villa or Flat (any One only)
2	Commercial	Commercial
3	Project by Govt. Departments	Villa or Flat or Units (any One only)
4	Mixed Development	Villa, Flat and Units (Minimum 2 Types Required)
5	Layout for Plots	Plots
6	Layouts for Plots & Buildings	Villa, Flat, Units and Plots (Minimum 2 types required but Plot Mandatory)

Internal Development Work

Work Type	% of Work Completed
Roads	
Water Supply	
Sewage and Drainage System	
Electricity Supply Transformer/Sub Station	
Solid Waste Management And Disposal	
Fire Fighting Facility	
Drinking Water Facility	
Emergency Evacuation Service	
Use of Renewable Energy	

External Development Work

Work Description	Work Type: <input type="checkbox"/> Local Authority <input type="checkbox"/> Self-Development <input type="checkbox"/> Not Applicable

Project Agents

Agent RERA Registration No	Agent Name	Agent Address	Mobile Number

Project Architects

Name	Email ID	Complete Address	Year of Establishment	No. of Key Projects Completed	Reg. No with COA	Mobile Number

Structural Engineers

Name	Email ID	Complete Address	Year of Establishment	No. of Key Projects Completed	Local Authority License No.	Mobile Number

Project Contractors

Nature of Work	Name	Email ID	Complete Address	Year of Establishment	No. of Key Projects Completed	Mobile Number

Chartered Accountants

Name	Email ID	Complete Address	ICAI Member ID	No. of Key Projects Completed	Mobile Number

Project Engineers

Name	Email ID	Complete Address	Mobile Number	No. of Key Projects Completed

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

List of Documents to be uploaded for Project:

NOTE: 1. All Upload Documents should be in PDF Format Only)
 2. Each file size should be less than 70Mb.

19. Attested copy of Project Site Address Proof
20. Modified Plan if there are any modifications in the plan (applicable in case of Ongoing Project)*
21. Form 1 (Architect Certificate) Issued by project Architect.*
22. Form 2 (Engineer Certificate) Issued by project Engineer.*
23. Form 3 (Chartered Accountant) Issued by project Chartered Accountant.*
24. Certificate from Architect, Engineer, CA, etc.... (In case of Ongoing Project delay)*
25. Passport size photograph of Authorized Signatory*(JPEG Format only)
26. Copy of Resolution for Authorized signatory*
27. Copies of the registered ownership documents / Copies of the Pattadhaar pass books issued by the Revenue department*
28. Copies of the field sketches duly marking the proposed site with measurements along with combined field sketch
29. Detailed site plan showing the measurements as on ground including diagonals, Latitude and Longitude at end points of the project site*
30. Copy of the registered development agreement between the Owner of the land and the Promoter along with the link documents / Authorization letter given by the Land owner to undertake the construction of the building by the promoter
31. Land Title search Report from an Advocate(include Advocate Enrolment Number) having experience of at least ten years in land related matters*
32. Latest (by 30 days) Encumbrance certificate (for entire period of document) issued by the Registration and Stamps department*
33. Copy of the plan and proceedings (after post verification) issued by the competent Authority for approval of plans*
34. Approved plan / list of amenities proposed in the site*
35. NOCs issued by Authority*
36. Detailed technical specifications of the construction of the buildings and facilities proposed in the project including brand specifications details of fixtures and fittings*
37. Full address of the proposed development project along with the land mark nearby and a location plan/ Topo plan drawn to a scale*
38. Licenses/Enrolment form of Civil Contractors, or turnkey contractor, or EPC Contractors (if applicable)
39. Licenses/Enrolment form of Structural Engineer of the project*

- 40. Licenses/Enrolment form of Architect or firm or company***
- 41. Licenses/Enrolment form of Engineer or firm or company(if applicable)**
- 42. Licenses/Enrolment form of Chartered Accountant or firm or company***
- 43. Detailed estimate of the expenditure for construction of the building***
- 44. Statement of source of funds for construction of building***
- 45. Details of financial agreement made with any bank or other financial institution recognized by the Reserve Bank of India and of legal safeguards taken, if any, for the construction of building, or transfer of building by sale, gift or mortgage or otherwise**
- 46. Copy of documents showing details of mortgage or any other legal encumbrances created on land in favor of any bank or financial institution recognized by RBI**
- 47. Proforma of the Allotment Letter proposed to be signed with the Allottee***
- 48. Proforma of the Agreement for Sale proposed to be signed with the Allottee***
- 49. Proforma of the Conveyance Deed proposed to be signed with the Allottee***
- 50. Structural Stability Certificate duly issued by Certified Structural Consultant/Engineer along with the details of parameters followed for verification of structural stability***
- 51. Commencement Certificate for this Project.**
- 52. Copy of Insurance of Title of the Land.**
- 53. Copy of Insurance of Building or Contractor All Risks Policy.***
- 54. FORM - B, Declaration, supported by an affidavit, which shall be signed by the promoter or any person authorized by the promoter under Rule 3-B(2) (a) to (n) Of AP Real Estate Rules-2017***
- 55. Details of the area mortgaged to competent authority for approval of plans/Mortgage Deed**
- 56. Brochure of Current Project.**
- 57. Existing Layout Plan.**
- 58. Change of Land Use**
- 59. Latest Project/ Site/ Building Photo (JPEG Format only)**

Note:

- 1. If documents exceed 70 Mb please contact IT Support.**
- 2. Form 1, Form2 and Form3 are mandatory upload, for 'New Project' after first quarter.**

Contact Us:

Andhra Pradesh Real Estate Regulatory Authority

Second Floor, Vasu Estates, Beside Hotel Manorama,
M.G. Road (Bandar Road), Vijayawada - 520002,
Krishna District, A.P.