



KERALA REAL ESTATE REGULATORY AUTHORITY
5th Floor, Swaraj Bhavan, Nanthancode, Kowdiar PO,
Thiruvananthapuram-695 003

No. 128/K-RERA/2019 (2).

Dated: 09/01/2020.

ORDER

Sub: Directions to the Promoters of ongoing Projects-

In exercise of powers conferred by Sec.37 of the Real Estate (Regulation & Development) Act 2016 and in continuation of the Public Notice dated 27.12.2019 issued by the Authority, the following directions are issued herewith to the Promoters of all ongoing Real Estate Projects in Kerala in the interest of Allottees/Home buyers.

During the period of 3(Three) months from 1st January 2020, the Promoters of ongoing Projects:

- 1) shall not receive more than 10% of the cost of the apartment, plot or building, as the case may be, as advance payment or an application fee from the allottee/homebuyer, without first executing an agreement for sale and registering it as per the prevailing laws.
- 2) shall adhere to the format of 'Agreement for sale' annexed to the Kerala Real Estate (Regulation & Development) Rules, 2018.
- 3) shall open a separate account for each Project in a Scheduled bank and 70% of the amounts realized from the Allottees from time to time, shall be deposited in the said account to cover the cost of construction and the land cost and shall be used only for that purpose, as required under Section.4(2) (l) (D) of the Act
- 4) shall withdraw the amounts from the separate account to cover the cost of the project in proportion to the percentage of completion of the project as certified by an Engineer, an Architect and a Chartered Accountant in practice.as required Section.4(2) (l) (D) of the Act.

Sd
Chairman

Q.O

Secretary(legal)