

**Kerala Real Estate Regulatory Authority**  
6<sup>th</sup> Floor, Trinity Centre, Opp: Chaithanya Eye Hospital  
Kesavadasapuram, Thiruvananthapuram -690004  
[Info.rera@kerala.gov.in](mailto:Info.rera@kerala.gov.in) [www.rera.kerala.gov.in](http://www.rera.kerala.gov.in)  
Phone Number: 9497680600

1205/T3/2023/RERA

Dated 8/6/2023

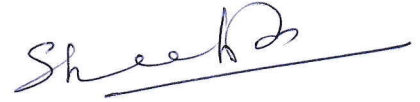
All Real Estate Agents

Sir,

Sub:- Registration with the Financial Intelligence Unit-India-reg

Ref:- D.O.letter No. 9-37/2022-23/DNFBPs-REAs/FIU-IND dated 5/6/2023

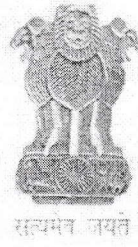
Kind attention is invited to the reference cited ( Copy enclosed).  
Real Estate Agents already registered with Real Estate Regulatory Authority  
( RERA) having annual turnover of rupees twenty lakhs and above are  
directed to register with FIU-IND on or before 10/6/2023 .



Secretary ( Technical & Administration)



विवेक अग्रवाल, आई.ए.एस.  
अतिरिक्त सचिव  
VIVEK AGGARWAL, IAS  
Additional Secretary



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आज़ादी का  
अमृत महोत्सव

सत्यमेव जयते

वित्त मंत्रालय  
राजस्व विभाग  
भारत सरकार  
Ministry of Finance  
Department of Revenue  
Government of India  
Room No. 146-C, North Block,  
New Delhi-110001  
Tel. : +91-11-23092264, Fax : 230927  
E-mail : revas-mof@gov.in

DO No: 9-37/2022-23/DNFbps-REAs/FIU-IND

Dated: 5.06.2023

Dear Sir,

As you may be aware, Financial Intelligence Unit - India (FIU-IND) has been created under the Prevention of Money Laundering Act, 2002 (PMLA) as the central national agency responsible for receiving, processing, analyzing and disseminating information relating to suspect financial transactions. The main function of FIU-IND is to receive cash/suspicious transaction reports, analyze them and, as appropriate, disseminate valuable financial information to intelligence/enforcement agencies and regulatory authorities.

2. Section 2 (sa) (iii) of PMLA states that Real estate agents are person carrying on designated business or profession and therefore are Reporting Entities to FIU-IND as per section 2 (wa) of PMLA, 2002. The term "Real estate agents" has the same meaning as defined in Clause (zm) of Section 2 of The Real Estate (Regulation and Development) Act, 2016 ('RERA'). "Real estate agent" means 'any person, who negotiates or acts on behalf of one person in a transaction of transfer of his plot, apartment or building, as the case may be, in a real estate project, by way of sale, with another person or transfer of plot, apartment or building, as the case may be, of any other person to him and receives remuneration or fees or any other charges for his services whether as a commission or otherwise and includes a person who introduces, through any medium, prospective buyers and sellers to each other for negotiation for sale or purchase of plot, apartment or building, as the case may be, and includes property dealers, brokers, middlemen by whatever name called and having annual turnover of Rupees twenty lakhs and above'.

3. Financial Intelligence Network (FINNET) refers to the set of IT systems of FIU-IND to facilitate reporting by Reporting Entities (REs) along with processing, analyzing and dissemination of reports to the Law Enforcement Agencies. FIU-IND is currently in the

final stages of the implementation of project FINNET 2.0 which is a major upgrade of existing FINNET system.

4. FINGATE 2.0 platform (<https://fingate.gov.in>) is the portal for reporting entities which provides the capability of self-enrollment and filing of reports to the Reporting Entities. Once a RE user has initiated the self-enrolment on the portal, the user would receive a temporary password and link for completing their registration by providing the relevant details. The complete user manual for registration and report filing is available at FIU-IND website. (<https://fiuindia.gov.in/index.html>).

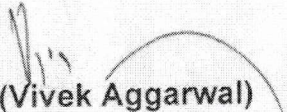
5. Given the fact that India's FATF mutual evaluation process has begun in the month of May, 2023, it is imperative that all the entities that fall under the definition of Reporting Entities under PMLA, 2002 are onboarded onto the FINGATE 2.0 platform of FIU-IND. In view of the criticality of the issue, I urge you to direct the Real Estate Agents already registered with Real Estate Regulatory Authority (RERA) having annual turnover of Rupees twenty lakhs and above to get themselves registered with FIU-IND on top priority latest by 10<sup>th</sup> June, 2023 so that they are fully compliant with PMLA. In case they face any issues while accessing and using the FINGATE 2.0 portal, they may reach out to FIU-IND helpdesk team as mentioned below:

- E-mail – [helpdesk-re@fiuindia.gov.in](mailto:helpdesk-re@fiuindia.gov.in)
- Contact number: **18008890238**

I look forward to your support and co-operation on this urgent issue.

With regards,

Yours sincerely

  
(Vivek Aggarwal)

The Chairman  
Real Estate Regulatory Authority (RERA)  
[As per the list enclosed]