

K-RERA TIMES



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Newsletter from Kerala Real Estate Regulatory Authority

More for allottees and promoters on revamped website

Property exploration tools on new features

The Kerala Real Estate Regulatory Authority on Wednesday launched its revamped website for providing prospective buyers with accurate information on real estate projects in Kerala. The revamped website inaugurated by Minister for Local Self-Governments M.B. Rajesh, is GIS-enabled and features a 'property exploration tool' that allows prospective buyers to quickly locate apartments, villas, and commercial spaces in any district.



LSGD minister M.B. Rajesh launching the revamped website of K-RERA

"The website benefits both prospective buyers and promoters of real estate projects. It provides prospective buyers with accurate information and helps them avoid getting cheated. For the builders, it opens up a commercial opportunity as the website

encourages transparency, accountability and credibility," minister said.

Mandatory documents

The website contains data gleaned from the documents that property developers are mandatorily required to submit for registration of projects. They include building permit, layout approv-

al, registration certificates, clearance certificates, NoCs, completion and occupancy certificates and title deeds.

Tracking projects According to K-RERA, it allows buyers to track the physical and financial progress of the projects. It also offers information on the background and tracking cord of the property developer and litigation. K-RERA

collaborated with Xocortex Advanced Systems,

registered with the Kerala Startup Mission, to develop the website. K-RERA Chairman P.H. Kurian, members Preetha Menon and M.P. Mathews, Secretary Sheeba Rani, IT Division head Rahul Chandran and the Gulati Institute of Fiance and Taxation Director K.J. Joseph were present.

Site visits at Mulamthuruthi and Peroorkada



The K-RERA team visiting the plot developments at Peroorkada which are not registered with K-RERA

The K-RERA team visited the sites which are not registered with the Authority. A team consisting of Secretary (Technical & Administration) Y. Sheeba Rani, Technical Consultant Durga S J and Administrative Assistant Aneesh visited a couple of sites where Real Estate Project development is being done at Mulamthuruthy and Chottanikara.

the concerned developers. The authority had recently launched a drive to identify and penalize unregistered projects. A special wing of the authority is monitoring advertisements on conventional media and social media platforms to identify unregistered projects. Defaulters are asked to take registration and pay a fine for skipping the rule.

The projects are prima facie registrable with the authority. Suo-motto notices

have already been sent to

K-RERA clarifies on 'Real Estate Projects'

The Kerala Real Estate Regulatory Authority (K-RERA) has sought to bring more clarity to the definition of 'real estate project', as it would apply under the Real Estate (Regulation



and Development) Act, 2016. The authority issued orders stating that if the land under development exceeds 500 sq m in area, it will be considered a real estate project even if the number of units - apartments, plots and villas - are fewer than eight in number. It will also be considered a real estate project even if the land in question is below 500 sq m, but the number of units exceeds eight.

Meeting conducted for LSGD Officials from Calicut and Malappuram

Two meetings were conducted for the Local Self Government Officials from Malappuram and Calicut Districts. First meeting was conducted at the Raviz hotel, Calicut at May 5th 2023 for the LSG officials of Calicut district. The second one was conducted at Soorya Regency, Malappuram for the LSG officials of Malappuram district. K-RERA Chairman P.H. Kurian instructed the officials to notify the plot developments without registering with K-RERA and without obtaining required permits from the concerned Local Self Government Institutions.

The registration of Real estate project is mandatory in the planning area, where the area of land proposed to be developed as plots is more than 500 sq.m. The promoters should obtain development permit prior to the registration process with RERA, irrespective of the number of plots.



K-RERA Chairman P.H. Kurian addressing the LSGD Officers at The Raviz, Calicut.



K-RERA Chairman P.H. Kurian addressing the LSGD Officers at Soorya Regency, Malappuram.

The secretaries of the LSG Institutions should utilize their power to issue stop memo when they notice the constructions or developments which violates the regulations. In addition, such violations may be intimated to the Authority. The Authority has already issued order regarding this.

According to the RERA Act 2016, K-

RERA has the power to levy penalty upto 10 percentage of the project cost if a promoter advertise or sell his project without registering with RERA. He reminded that the legal security for the buyers can only be assured in case any dispute arise in the future if the plot or villa or flat is purchased from RERA Registered projects. Therefore it is necessary for the Panchayats, Municipalities and Corporations to join hands with K-RERA in order to make the peoples' lives easy.

The Chairman gave awareness about the Real Es-

tate (Regulation and Development) Act in the session. The Members of the authority Adv. Preetha P Menon and M.P. Mathews also spoke at the session. 52 representatives from different Local Self Government Departments of Calicut District attended the meeting. The total strength of the meeting held at Malappuram District was 70.

Workshop on RERA for Chartered Accountants



K-RERA Chairman P.H. Kurian leading the one day workshop on RERA at Hotel Airlines Celestial

Malappuram: K-RERA Chairman P.H. Kurian lead a one-day workshop on RERA for the Chartered Accountants at Hotel Airlines Celestial, Malappuram. The Committee on Commercial Laws, Economic Advisory & NPO Cooperative of ICAI organized the workshop and was co-hosted by the Kozhikode branch of SIRC of ICAI. Najeeb Kanthapuram MLA inaugurated the event. The Chairman explained the importance of Forms 2,3 and 4. He sought suggestions from the Chartered Accountants about Form 4 after his session. CA Ramesh Prabhu,



Veteran Chartered Accountant Seshan M.S. handing over a memento to K-RERA Chairman P.H. Kurian. From Left, CA Surya Narayanan A.R, C A Mujeeb Rahman M.K, C A Ramesh Prabhu.

Chairman, MahaSeWA was one of the keynote speakers. He enlightened the young Chartered Accountance about different forms to be filled. An interactive session was conducted after the workshop. The active participation from the Chartered Accountants was the main highlight of the session. C A Mujeeb Rahman M.K, (Chairman, Kozhikode Branch of SIRC of ICAI), CA Surya Narayanan A.R. (Vice Chairman, Kozhikode Branch of SIRC of ICAI) also spoke at the function.

Show Cause to Eight Promoters from Ekm

Kochi: Show cause notice has been sent to eight promoters from Ernakulam Districts for advertising their projects for sale without registering their projects with K-RERA. Kochi properties (Kakkanad), Franciso builders (Kakkanad), Element construction (Kakkanad), Simple group of Companies (Mulanthuruthy), Humming Valley (Mulanthuruthy), Red Porch Nest (Thrikkakkara), Bava Realtors (Thrikkakkara) are the promoters whom the show cause notice were sent. The promoters-Kochi properties, Bava Realtors, Element construction, Humming Valley advertised their projects through facebook. The advertisement of Simple group of Companies was placed in front of the entry gate. Red Porch Nest tried to grab attention of the consumers through facebook and via brochures. Fracisco Builders used their website and social media for advertising.

K-RERA seek Cooperation from Promoters to avoid disputes in the sector

Thiruvananthapuram: Kerala Real Estate Regulatory Authority (K-RERA) Chairman P. H. Kurian asked Promoters for cooperation to avoid disputes in the real estate sector. He was interacting with the promoters from Thiruvananthapuram, Kollam, and Pathanamthitta districts at Hyatt Regency Thiruvananthapuram. ‘K-RERA is closely monitoring the physical and financial progress of all real estate projects in Kerala. Promoters' credibility and legal protection is



K-RERA Chairman P.H. Kurian addressing the promoters from Thiruvananthapuram, Kollam, and Pathanamthitta districts at Hyatt Regency

ensured by following RERA rules- he added. In the meeting, the chairman presented suggestions to ease the dis-

putes and make the projects more efficient. The meeting discussed what kind of amendments could be made in the forms to be certified by the promoters to bring more transparency in selling of real estate projects. In the meeting, the chairman cleared the doubts of the promoters on various issues related to the real estate sector. More than eighty representatives from three districts participated in the meeting.

K-RERA Secretary (Technical & Administration) Y. Sheeba Rani delivered the welcome address. Secretary (Legal) V. Padma, Technical Consultant S. J. Durga and Deputy Director Sibin Rajan also attended the event.

Mastermind Manas



concept & Illustration:

Rithwik Razakh

Interactive Session for Promoters at Ekm



K-RERA Chairman P.H. Kurian addressing the promoters from Alappuzha, Kottayam, Idukki, Ernakulam, Thrissur, and Palakkad at Crowne Plaza, Ernakulam

Kochi: An interactive session with the promoters from Alappuzha, Kottayam, Idukki, Ernakulam, Thrissur, and Palakkad Districts has been organized by K-RERA at Crowne Plaza Ernakulam. Chairman P.H. Kurian said real estate projects must be registered with RERA in order to ensure trust and legal security. He reminded them the

advertisement of any real estate project in any medium is a violation of the regulation.

He also added that such deeds will lead to imposing a penalty. K-RERA Members Adv. Preetha P Menon and M. P. Mathews, K-RERA Secretary (Technical and Administration) Y. Sheeba Rani also spoke at the function.

K.S. Sarath Chandran appointed Adjudicating Officer



K.S. Sarath Chandran

Former District Judge K.S. Sarath Chandran has been appointed as the Adjudicating Officer of K-RERA. He started Legal Practice in 1987 at Thiruvananthapuram and entered into judicial service as Munsiff Magistrate in 1994. He had opportunities to handle Civil, Criminal Service, Wakf, Patent, Copyright, Motor Accident, Arbitration, Rent Control, and Labour cases while in service. After retirement in 2022 he has been working as a Judge at Family Court, Kunnankulam, prior to joining K-RERA as an Adjudicating Officer.

Study Report by GIFT launched

The report by Guhati Institute of Finance and Taxation was submitted to Kerala Real Estate Regulatory Authority at the website launch function held at Mascot Hotel Thiruvananthapuram on May 17th. M.B.



LSGD Minister M.B. Rajesh releasing the study report by GIFT

Rajesh, Minister for Local Self Government and Excise released the Report at the function by handing over the report to K-RERA Chairman P.H. Kurian. The Report comprises of the comprehensive study in the real estate sector of Kerala.

Image Gallery



K-RERA Chairman P.H. Kurian visiting the site of 'Satsang', Gotheswaram Beach, Calicut.



K-RERA Secretary (Tech&Admn) Y. SheebaRani and Tech. Consultant SJ Durga visiting WH Ambient, Mukolakkal



K-RERA PR Consultant Rithwik Razakh interacting with the public during 'The Hindu Home Expo' at LuluMall



The promoters from South Zone attending the interactive Session conducted by K-RERA at Hyatt Regency Trivandrum.



K-RERA Chairman P.H. Kurian having a conversation with RERA registered Agents at his chamber.