

K-RERA TIMES



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Newsletter from Kerala Real Estate Regulatory Authority

'Agents playing by the rules can effectively explore the market'

K-RERA Interactive session with Agents from Trivandrum, Kollam and Pathanamthitta

Thiruvananthapuram: Real Estate Agents who play by the rules can explore the market effectively, P.H. Kurian, Chairman of the Kerala Real Estate Regulatory Authority said. He made this statement while leading an interactive session with the Real Estate Agents from Thiruvananthapuram, Kollam, and Pathanamthitta Districts on 22nd of July. The meeting saw the participation of around 50 agents.

“The economy will benefit from the growth of the real estate sector. Law-abiding stakeholders in the real estate industry will reap great benefits”, he opined. He added that if the competition in the sector



K-RERA Chairman P.H. Kurian addressing the Real Estate Agents at the Mascot Hotel, Trivandrum

is healthy, then the violations will tend to decrease. However, the Chairman issued a warning against dealing with unregistered projects, as such actions could attract hefty penalties. The Chairman encouraged agents to ensure that promoters obtain registration from

K-RERA for their real estate projects. This in turn increases the business of the agents too. The in-depth knowledge about the RERA Act will proportionately increase the marketing skill of the Agents. The main objectives of K-RERA are to facilitate the healthy growth of the real estate sector and protect

consumers' rights.

The meeting also featured addresses by K-RERA member M P Mathews, the secretary of the Administration and Technical Department, Y Sheeba Rani and the secretary of the Legal Department Sony Gopinath.

Project Registration with K-RERA exceeds a thousand

The total number of project registrations at the Kerala Real Estate Regulatory Authority has exceeded 1000 since the Authority's inception. According to the statistics as of August 1st, 2023, the total number of projects registered is 1018. Of these, 427 are new projects and 591 are ongoing.

The numbers are an indication of the increasing trustworthiness and reception of the RERA regulatory mechanism. 932 projects were registered as of March 2023.



Among the total registrations, 725 are residential projects. 181 of them are villa projects. The number of commercial real estate projects is 12. The number of plot registrations is 34. The total number of com-

plaints received as of August 1st, 2023 is 1526.

Ernakulam Tops in Registration

Ernakulam district is at the top concerning the districts with the most RERA registrations.

The number of project registrations in Ernakulam district is 336. Thiruvananthapuram has 288 registrations, whereas Thrissur has 138 registrations. Kozhikode (89) and Palakkad (64) are just behind Thrissur in the list.

'Agents shall not interfere in Unregistered Projects'- Chairman

Kochi: 'Agents shall not deal with Unregistered Projects' says Kerala Real Estate Regulatory Authority Chairman P.H. Kurian. Dealing with unregistered projects including those which involve plot division selling is illegal and is punishable.



K-RERA Chairman P.H. Kurian addressing the Real Estate Agents at BTH Hotel, Ernakulam.

The instruction was given at the Interactive Session by K-RERA for the Real Estate Agents from Palakkad, Thrissur, Ernakulam, Kottayam, Alappuzha, and Idukki Districts. The session was held at BTH Hotel, Ernakulam on the 29th of July.

Real Estate development should not simply be confined to the division of house plots. Plot development for

commercial and industrial purposes is also Real Estate Development. We can see such examples in other states. More project registrations should come from this area in Kerala too.

The Real Estate Regulation and Development Act emerged in a situation where the trust between Real Estate project sellers and buyers was diminished. K-RERA

could bridge the gap of that trust. The Chairman reminded the agents that they should execute sales transactions only after checking the project's authenticity from the RERA website.

The Agents must think about how they can excel in their own business using the benefits of the RERA Act. The Chairman answered all the queries raised by the agents. K-RERA deputy director P G Pradeep Kumar presented a seminar about KPBR-KMBR rules. More than eighty Agents participated in the session. K-RERA Member M.P. Mathews and I T Head Rahul Chandran also participated in the event.

K-RERA inspects unregistered Real Estate Project at Neyyatinkara



Plot development in progress at Chaikkottukonam Venkulam, Neyyatinkara Municipality.



K-RERA Deputy Director P.G.Pradeep kumar enquiring details to one of the workers at the plot development site.

Thiruvananthapuram: Kerala Real Estate Regulatory Authority carried out a site inspection at a Real Estate Project site at Neyyattinkara. A plot spanning more than five acres was being developed at a location opposite Chaikkottukonam Venkulam, Neyyatinkara Municipality, which was not registered with the Authority. Trees were being cut, slopes leveled and plots were being divided

at the proposed site. The promoter has also given advertisements on Facebook – 'House Plots for Sale'. K-RERA issued a show-cause notice to the concerned promoter. It is illegal to develop plots on land greater than 500 sq. m. and market them for sale without registering with K-RERA.

The Authority is empowered

to punish the parties involved in such activities. Section 59 of the Real Estate (Regulation and Development) Act explains the penal action for non registration under section 3.

If any promoter contravenes the provisions of section 3, he shall be liable to a penalty which may extend up to ten percent of the estimated cost of the real estate project as determined by the Authority.

QR Code mandatory in advertisements from Sep 1 onwards

Thiruvananthapuram: Real Estate advertisements must include a quick-response code (QR) code from September 1 so that buyers can easily access information on projects that are up for sale. The QR code is mandatory for all projects registered with K-RERA.



part of the efforts to bring in more transparency into real estate transactions. The order released on August 19 says that promoters are required to prominently display the QR code on every project promotion/ advertisement published from September 1. The code should be published alongside the K-RERA registration number and website address.

Details on progress in a single scan

K-RERA has introduced a QR code for each project. The QR code of each registered project is made available for download in the promoters' dashboard located close to the certificate downloads section. The Authority has directed that the QR code must be published in a manner that is legible and detectable with software applications. It has to be published beside the K-RERA

registration number and the website address. By scanning the code, homebuyers can access information on the projects such as their physical and financial progress, approved plans and latest photographs. At present, advertisements and prospectuses issued by promoters are required to prominently display the K-RERA registration number and its website address.

QR code was introduced as

The order applies to all forms of advertisements, including those placed in newspapers, magazines, journals, printed flyers, brochures, catalogs, social media advertisements, websites, advertisements placed at project sites and sales offices and any other advertisements where QR codes can be published.

Soni Gopinath appointed Legal Secretary



Soni Gopinath, Joint Secretary, Law Department, Government Secretariat, is appointed Secretary (Legal) of K-RERA. She hails from Kollam District. After graduating in law from the Government Law College, Thiruvananthapuram, she started practicing as a lawyer in 1998 and entered Government Service. She was working as a District Law Officer, in Kollam at the time of her appointment as Secretary (Legal) of K-RERA.

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Training conducted for Registered Agents

Thiruvananthapuram: A training session was conducted for RERA Registered Agents at Sri Mulam Club, Vazhuthacaud by K-RERA officials. K-RERA Deputy Director P.G. Pradeep Kumar and Technical Consultant S J Durga lead the session. Awareness about the Real Estate (Regulation and Development) Act, 2016 was given

to the Agents. Important things to be noted while carrying out plot developments were also discussed. The officials also shed light on KPBR and KMBR. About thirty agents participated in the training session.

K-RERA Deputy Director P G Pradeep Kumar and Technical Consultant S J Durga leading the training session at Sri Mulam club Trivandrum

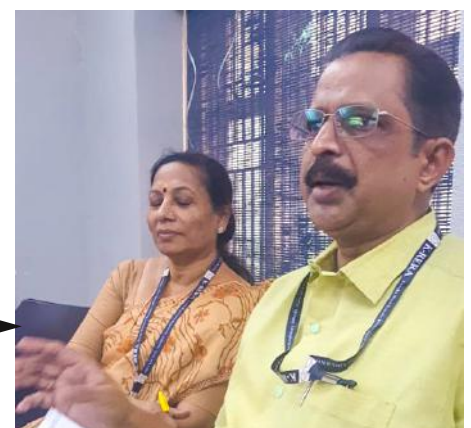


Image Gallery



'Harmony Handshake': RERA Registered Agents from Thiruvananthapuram, Kollam and Pathanamthitta Districts with the K-RERA team at Mascot Hotel Thiruvananthapuram.



K-RERA Secretary (Legal) Padma V. receiving a memento from the Chairman during her farewell ceremony.



K-RERA Chairman P.H. Kurian chairing a meeting to discuss the feasibility of affordable housing in Kerala.



The Real Estate Agents from Kerala central zone attending the Interactive Session by K-RERA at BTH hotel, Ernakulam.



K-RERA Technical Consultant SJ Durga during a site visit at Urbanscape Glory, PMG.



K-RERA PR Consultant Rithwik Razakh interacting with the public during 'Confest Property Expo' held at Kochi.



K-RERA Deputy Director P G Pradeep Kumar during Green Casa Villas Kizhakkambalam.