



KERALA REAL ESTATE REGULATORY AUTHORITY
Trinity Centre, Opposite Chaithanya Eye Hospital,
Kesavadasapuram, Thiruvananthapuram. Pin- 695 004

www.rera.kerala.gov.in Email- info.rera@kerala.gov.in

Phone: 94976 80600

Present: Sri. P H Kurian
Chairman

Order No. K-RERA/T1/1657/2024

Dated 26.11.2024.

ORDER

**Sub: Issuance of Model Allotment Letter Format for Real Estate Projects—
orders issued**

The Kerala Real Estate Regulatory Authority (K-RERA) is committed to promoting transparency and standardization in all real estate transactions.

Real Estate (Regulation and Development) Act, 2016 has been enacted to protect the interest of consumers in the real estate sector and ensure transparency, efficiency, and accountability in the real estate industry. According to Section 11(3) of the Real Estate (Regulation and Development) Act, 2016, the promoter shall issue an allotment letter, clearly indicating the booking amount, at the time of booking.

It has been observed by the Authority that often disputes have arisen about cancellation of the allotment prior to signing Agreement for Sale by the allottees. Also, there is a lack of uniformity in the format of allotment letters being issued by promoters, leading to discrepancies and misunderstandings between promoters and allottees;

Accordingly, in exercise of the powers granted under Section 37 of the Real Estate (Regulation and Development) Act, 2016, and with the objective of ensuring uniformity in the allotment process and transparency in the promoter-allottee relationship, the Authority issues the following directives:

- 1) A standard model allotment letter format has been drafted by the Authority to be adopted by all promoters of registered projects under this Authority as attached herewith.
- 2) Allotment letter in the attached format shall be issued to all allottees by the promoters in the registered projects and also a model format when applying for new project registration.
- 3) This order shall have immediate effect. Any failure to comply with this order shall be treated as a violation of the provisions of the Real Estate (Regulation and Development) Act, 2016, and may attract penalties as prescribed under the Act. Furthermore, the Authority shall monitor compliance with this order through periodic inspections and review of project records.
- 4) A copy the order shall be sent by e-mail to all the promoters of registered projects and uploaded on the website of the Authority.

Sd/-
P H Kurian
Chairman

By order of the Authority

Secretary (Technical & Administration)
Kerala Real Estate Regulatory Authority

