



KERALA REAL ESTATE REGULATORY AUTHORITY
Trinity Centre, Opposite Chaithanya Eye Hospital,
Kesavadasapuram, Thiruvananthapuram. Pin- 695 004
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No. 3027/L1/K-RERA/2026

Dated 09.03.2026

PUBLIC NOTICE

Sub: Strict compliance of Clause 20 of Annexure A to Rule 10 of the Kerala Real Estate (Regulation and Development) Rules, 2018 – Submission of Affidavit along with Form 6 – Reg.

- Ref: 1. G.O.(Ms) No.6/2025/HSG dated 27.07.2025 issued by the Housing (A) Department, Government of Kerala.
2. G.O.(Ms) No.10/2025/HSG dated 11.12.2025 issued by the Housing (A) Department, Government of Kerala.
3. Interim Order dated 10.12.2024 of the Hon'ble High Court of Kerala in WP(C) Nos.15166/2024 & 42279/2024.

Attention of all Promoters of apartment projects registered under Section 3 of the Real Estate (Regulation and Development) Act, 2016 is invited to the Government Orders cited above.

As per Section 13(2) of the Real Estate (Regulation and Development) Act, 2016 and Rule 10 of the Kerala Real Estate (Regulation and Development) Rules, 2018, the Agreement for Sale shall be in the standard format prescribed in Annexure A. Clause 20 of Annexure A mandates that the Promoter shall assure that the project, in its entirety, is in accordance with the provisions of the Kerala Apartment Ownership Act, 1983.

The Government, vide G.O.(Ms) No.6/2025/HSG dated 27.07.2025 and G.O.(Ms) No.10/2025/HSG dated 11.12.2025, has directed strict enforcement of Clause 20 of Annexure A to Rule 10 of the Kerala Real Estate (Regulation and Development) Rules, 2018 and ensured compliance with the provisions of the Kerala Apartment Ownership Act, 1983, in line with the Interim Order of the Hon'ble High Court of Kerala. In continuation thereof, all Promoters are hereby directed to ensure that the Agreement for Sale executed with the allottees strictly conforms to Annexure A to Rule 10 of the Kerala Real Estate (Regulation and Development) Rules, 2018, mandatorily incorporating Clause 20.

Further, it is hereby stipulated that all Promoters of apartment projects shall upload, along with Form 6, an Affidavit duly sworn, affirming that:

The project has been implemented in full compliance with the provisions of the Kerala Apartment Ownership Act, 1983 and the Rules made thereunder, and that all requisite documents have been furnished to the allottees and the Association of Allottees; and

All statutory requirements / declarations necessary for registration and lawful implementation of the project under the Kerala Apartment Ownership Act, 1983 have been duly complied with.

The above Affidavit shall be uploaded through the web portal of K-RERA along with the Form 6. Failure to comply with this direction will be viewed seriously and appropriate action shall be initiated in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 and the Rules framed thereunder.

All Promoters are hereby advised to ensure strict compliance.



Shadeef
02/03/2026
Secretary (Technical and Administration)