



K-RERAT3/102/2020

DATED: 09/09/2021

**Public Notice to Promoters of Real Estate Project.**

Sub: Reminder to comply with the direction passed by the Authority.

Ref: 1. Public notice K-RERAT3/102/2020 dated 16/04/2021

2. Public notice K-RERAT3/102/2020 dated 22-07-2021

Several directions have been given to strictly follow the provision concerned of the Act, Rules and regulations while uploading the details of project in the web portal and releasing advertisements. But some promoters are committing defaults continuously. Hence the Authority hereby directs all the promoters of real estate projects to strictly follow the provisions inserted below without fail:

**A. Quarterly updating the details of the project in the web portal of the Authority.**

As per Section 11(1) in Real Estate (Regulation & Development) Act 2016, the promoter shall quarterly update the following details of the project in the web portal of the Authority. (1) The list of number and type of apartments or plots, as the case may be, booked, (2) List of number of garages, (3) The list of approvals taken and the approvals which are pending subsequent to commencement of the project, (4) Status of the project. (5) Other information and documents specified by the rules 2018 and regulation 2020.

As per Rule 17 (1) (e) of the Kerala Real Estate (Regulation & Development) Rules 2018, such quarterly progress updates have to be done **within 7 days from the expiry of each quarter.**

**B. Uploading of forms required for withdrawal of money from designated account.**

The certificates as required for withdrawal of money from designated account under Regulation number 4 (3) of chapter IV of the Kerala Real Estate Regulatory [www.rera.kerala.gov.in](http://www.rera.kerala.gov.in)

Email: info.rera@kerala.gov.in

**KERALA REAL ESTATE REGULATORY AUTHORITY**  
**TC 25/1379, CRA D-112, Near Pentecostal Church,**  
**Plamoodu – Charachira Road, Tvm-695003**

Authority (General) Regulations 2020, to be issued by the Architect, Engineer and Chartered Accountant in form no. 2, form no 3 & form no 4 respectively, shall be uploaded from time to time. The promoters can upload the above-mentioned certificates along with the quarterly updates for the project.

**C. The annual report in Form No 5 of the Kerala Real Estate Regulatory Authority (General) Regulations 2020,**

The annual report on the statement of accounts in Form No.5 issued in accordance with the 3rd proviso to section 4(2)(I)(D) of the act shall be certified and signed by a Chartered Accountant in practice and uploaded by the promoter on the web portal on or before 31st October of every year until the project is completed.

**D. Completion certificate for Projects in Form 6. of the Kerala Real Estate Regulatory Authority (General) Regulations 2020,**

Regulation No.5(4) of chapter IV of the Kerala Real Estate Regulatory Authority (General) Regulations 2020, stipulates that the promoter shall upload a certificate from an Architect in Form No. 6, as required for registered ongoing projects, which are completed in all respects.

**E. Displaying K-RERA registration number and website address in advertisements and other publicity releases by Promoter**

As per Section 11(2) of the Real Estate (Regulation and Development) Act 2016, it is stipulated that advertisement or prospectus issued or published by the promoter for any real estate project shall mention prominently the web site address of the Authority, wherein all details of the registered project have been entered and include the registration number obtained from the Authority and such other matters incidental thereto. The Authority vide public notice referred 2<sup>nd</sup> above, directed all the promoters to display the K-RERA project **registration number** and **website**

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**address** in all advertisements and prospectus. It has come to the notice of the Authority that many promoters are violating the above said directions and K-RERA website([www.rera.kerala.gov.in](http://www.rera.kerala.gov.in)) is not mentioned in many of the advertisements and prospectus/brochures released by the promoters. In this circumstance, Authority again directs all promoters to adhere to the public notice referred 2<sup>nd</sup> above while publishing all advertisements and prospectus.

**F. Displaying plans and other specifications at Project site**

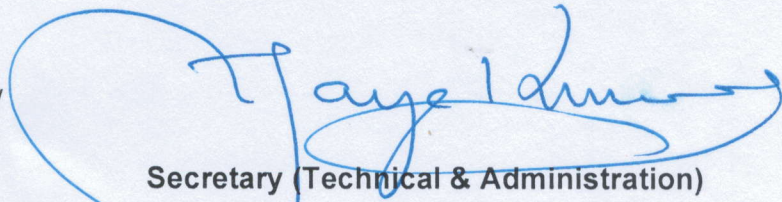
As per Regulation number 4 (5) of chapter IV of the Kerala Real Estate Regulatory Authority (General) Regulations 2020, stipulates that the promoter shall prominently display in laminated form, the sanctioned plans, layout plans along with specifications as approved by the competent authority and also the Project Registration Certificate issued by the Authority at the project site.

Hence, in exercise of the powers conferred under Section 34(f)&(g) and Section 37 of the Act 2016, the Authority hereby directs all the promoters to strictly adhere to the above instructions and informs that if any data/information/document furnished by any promoter is found to be false/incorrect/deficient in any manner, it will amount to contravention of Section 4 of the Act and such a promoter shall be liable to a penalty which may extend up to 5% of the estimated cost of the project, as provided under section 60 of the Act.

Sd/-  
**Member**

Sd/-  
**Chairman**

Issued by

  
**Secretary (Technical & Administration)**

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