

Preparing for RERA

What Promoters should Know

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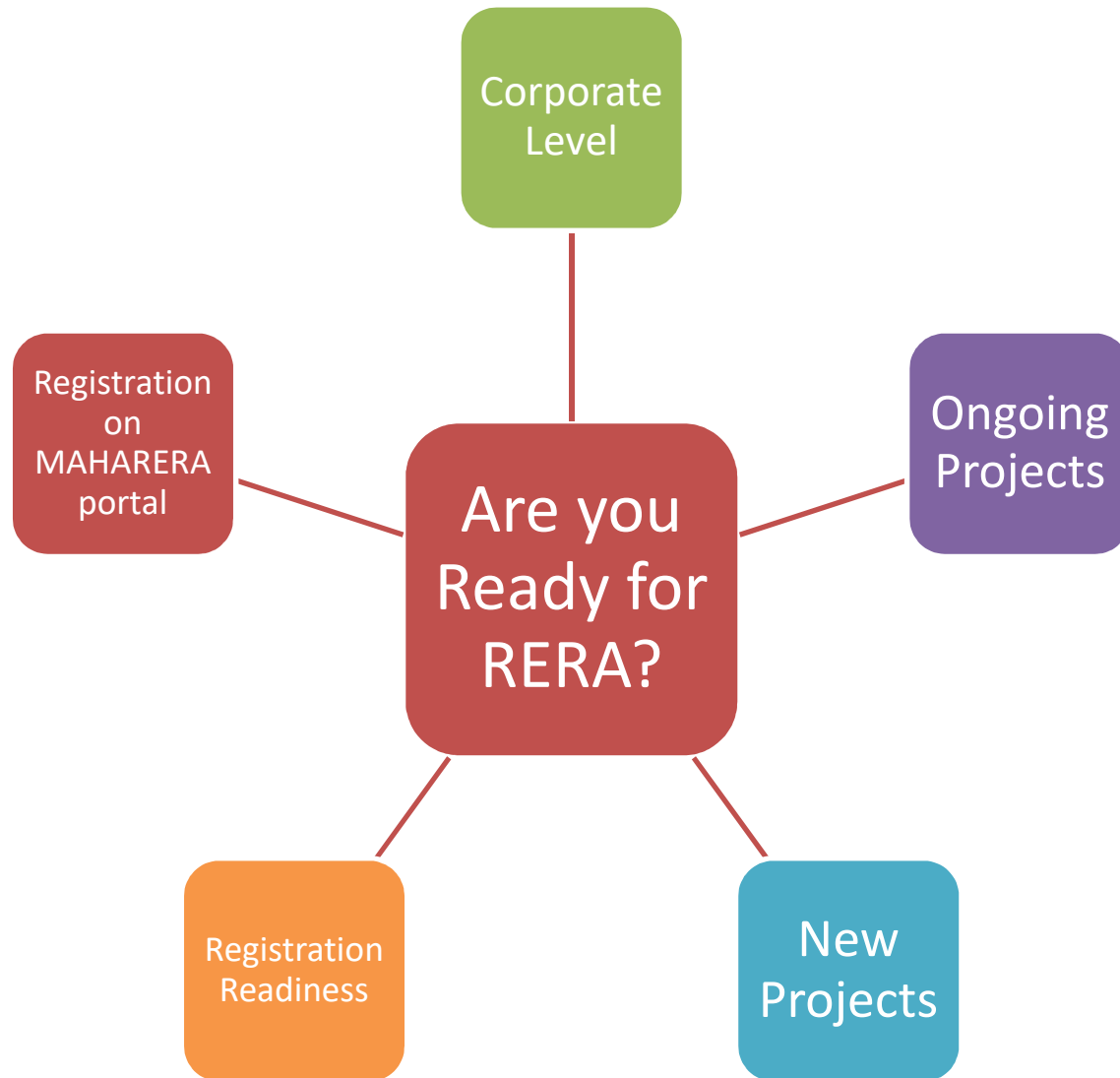
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Are you ready for RERA?



RERA Readiness at Corporate Level

Review of various Entities and Projects in Hand under each of them

Project-based Accounting and necessary internal control systems

Training and RERA Awareness for all staff, external agencies and Real Estate Agents

Drafting of Standard Model Agreements, Consent Letters and Disclaimers



Ongoing Projects – Do's

Plan for **Completion Certificate** for **Project** before 30th April

Undertake **Financial Review of Project** - Plan for finance for balance project completion

Undertake **Review of Signed Agreements** – Completion Date, Plans, Specifications

Get amended Layouts and Buildings plans sanctioned (post RERA registration 2/3rd consent required)

All **Agreements** post 1st May 2017 in **New Formats**

Apply for Registration within 3 months from 1st May 2017



Ongoing Projects – Don'ts

No advertisement, brochure, prospectus after 1st May 2017 without RERA Registration Number

No Agreements in old formats after 1st May 2017

Don't wait till the deadline of 31st July 2017 for Registrations



New Projects

Do 100% planning of the Project before launch

Explore possibility of sub-dividing land and doing smaller projects instead of 1 large layout

Explain RERA provisions and liabilities to landlord in case of land under JV

Agreements with Customers: make new formats in view of RERA

Do not do even soft-launch or informal marketing before getting Registration Number



RERA Registration Readiness

Compilation – Corporate Level

- KYC Documentation – Name, Address, PAN, Aadhar of all Partners, Directors and of Entity
- Projects Launched and Completed in Last 5 years

Compilation – Project Level

- Plans, Layouts, Specs - Proposed and Sanctioned
- Sold and Unsold Inventory
- All Signed Customer Agreements
- As-Is Construction & Development Status of the Project
- Certificates from Architect, Engineer and CA
- Open Separate Bank Account

Review

- Planning of Phases for Ongoing Phases
- Terms of JV, Sale Deed Agreement etc. of Land
- Summary of Loans, Charge on Assets, Repayments and Other Loan Conditions
- Financial Summary of the Project



Information to be input on MahaRERA Website

Promoter Basic Information

Sr.No.	Particulars		
1	Type of Organization		
2A	<u>If entity is Individual,</u>	B	<u>If entity is other than Individual,</u>
(a)	Name	(a)	Name of Entity
(b)	Father's Name	(b)	Registered Address
(c)	Permanent Address	(c)	Website address
(d)	Website address	(d)	PAN
(e)	PAN	(e)	Contact details of Entity and Person Responsible
(f)	Aadhar Number		
(g)	Contact Details		
(h)	Photos upload		
		(a)	<u>Information about all Partners/Directors/Trustees</u> Names of all Partners/Directors
		(b)	Addresses of all Partners / Directors
		(c)	PAN
		(d)	Aadhar Numbers
		(e)	Photos upload



Information to be input on MahaRERA Website Projects Launched and Completed in the last 5 years

Sr.No.	Particulars
1	Name of the Project
2	Area Developed in sq. mt.
3	Site Location and Address
4	Proposed Date of Completion
5	Actual Date of Completion



Information to be input on MahaRERA Website

Land Details

Sr.No.	Input Details	Document Upload
1	Area in sq. m.	1 Title Report
2	Address	2 Owner Consent, if Promoter not owner
3	Location Details with clear boundaries	3 JD Agreement
4	Latitude and Longitude of all end points of the Project	4 Document on encumbrances on Land, if any



Information to be input on MahaRERA Website

Project Details

Sr.No.	Input Details	Document Upload
1	Name of the Project	1 Certificates from Architect, Engineer, CA (Forms 1,2,3)
2	Proposed & Sanctioned	
	a FSI	2 Promoter Declaration in Form B
	b Buildings/Wings	
	c Floors	3 Copy of Approvals – Layout and Sanctioned Plans, Commencement Certificates
	d Apartments	
	e Garages	4 Document on encumbrances on Land, if any
	f Covered Parkings	
	g Recreation and Open Space	5 Sample Allotment Letter, Agreement and Conveyance Deed
3	Project Completion Date	
4	Consultant Details	
5	Real Estate Agent Details	
6	Project Cost details – line item wise	



Registration on MahaRERA Portal

Create Promoter Login id on Website



Upload Entity Data – Individual / Company, Photos, Past Projects



Register Projects - input Project Data and upload Project Documents, Declaration and Certificates



Preview Entered Data and Make Payment Online



Receive MahaRERA Project Registration Number after Authority Approval



Post Registration on RERA Portal

Quote MahaRERA Registration Number on all Project Documentation and Marketing Collateral

Operation of Designated / Separate Bank Account in terms of the RERA Act, Rules and Regulations

Regular updates to Project Data on MahaRERA website

All actions of marketing & sale, booking & allotment, construction & development and possession & handover in terms of the RERA Act, Rules and Regulations



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Fund Raising Services for Real Estate Developers

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|--|---|

To Know more on how we can be Your Trusted Partners in Growth:

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