

KERALA REAL ESTATE REGULATORY AUTHORITY

TC 25/1379, CRA D – 112 Near Pentecostal Church,
Plamoodu – Charachira Road, TVM – 695003

K-RERA/T3/102/2020

08.06.2022

Public Notice

Sub: K-RERA – Granting Registration for Real Estate Projects - submission of application – Reg.

Whereas Subsection (1) & (2) of Section 4 of Kerala Real Estate (Regulation and Development) Act 2016, states that every promoter shall make an application to the Authority for registration of real estate projects in such form, manner, within such time and accompanied by such fee as may be prescribed; and the promoter shall enclose documents along with the application as per subsection 2(1).

A good number of applications for registration of real estate projects, being received at K-RERA are not in accordance with the provisions of the Act, and are found to be incomplete in many aspects.

1. In many of the applications the details provided in the online portal does not tally with that of the supporting documents.
2. All the required supporting documents are not seen uploaded during the time submission of application. The same are uploaded part by part only on repeated queries. Also, in many of the applications the documents are not uploaded in the concerned field of the online application.
3. The legally valid / Registered Joint Development agreement for development is lacking in many of the applications, especially in plot developments, and are submitted only after repeated queries.
4. In many cases, promoters other than individuals are not enclosing annual report including audited profit and loss account, balance sheet, cash flow statement, directors report and auditor's report for the immediately preceding three financial years.

Authority is in the opinion that, the middle agents dealing with RERA registration application are not properly filling the registration application and also not properly responding to the

queries. This creates waste of time in scrutiny, leading to delay in granting registrations to the projects.

In the above circumstances, the promoters are directed to take serious attention in the above matters and to submit application in complete manner in order to avoid delay in registering the project with K-RERA.

The Authority assures that, on receipt of proper application, the registration will be granted within 5 working days.

Sd/-

Chairman



Approved for issue:

Shree
Secretary (T&A)