



## Real Estate Regulatory Authority, Karnataka

# 1/14, 2<sup>nd</sup> Floor, Silver jubilee block, Unity Building, CSI Compound 3<sup>RD</sup>  
Cross, Mission Road, Bengaluru -560027



No.RERA/Finance-Section/BAD/02/2020-21

Dated:07.01.2020

### Circular

#### **Sub: RERA Bank Account Directions, 2020.**

In exercise of the powers conferred under Section 25 and 37 of the Real Estate (Regulation and Development) Act, 2016 and as the Karnataka Real Estate Regulatory Authority having considered it necessary in the interest of on-time delivery of any Plot, Apartment or Building and for the purpose of ensuring the non-diversion of project funds, it is hereby decided to issue the directions herein under specified.

#### **THE KARNATAKA RERA BANK ACCOUNT DIRECTIONS, 2020**

##### **1. Short Title**

These Directions shall be called the Karnataka RERA Bank Account Directions, 2020.

##### **2. Definitions**

- (i) "Act" means the Real Estate (Regulation and Development) Act, 2016.
- (ii) "Authority" means Karnataka Real Estate Regulatory Authority established under sub-section (1) of section 20 of the Act.
- (iii) No Lien Account means Bank Account without any third-party rights or security interests.
- (iv) No Lien Fixed Deposit means Fixed Deposit without any party rights or security interests.
- (v) "RERA Bank Account" means the separate bank account to be maintained by the promoter in a scheduled bank in the local branch where the project is going on, in State of Karnataka as per section 4(2)(I)(D) of the Act to cover the cost of construction and the land cost of the project.
- (vi) The certificate to be issued by the Chartered Accountant in practice for withdrawal of money from the separate account maintained under section 4(2)(I)(D), Project Architect, Project Engineer, shall be in Form 4, 5 and 6 respectively.
- (vii) The format for Annual Audit on statement of Accounts required to be issued by the Chartered Accountant in Form 7, as maintained under the third proviso of Section 4(2)(I)(D).



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(viii) **Post Registration Certificates-**

- a) "Form-1" for Chartered Accountant's Certificate.
- b) "Form-2" for Architect Certificate
- c) "Form-3" for Engineer's Certificate

(ix) **Quarterly update certificates –**

- a) "Form-4" for Chartered Accountant's Certificate
- b) "Form-5" for Architect Certificate
- c) "Form-6" for Engineer's Certificates
- d) "Form-7" for Annual Audit Report on Statement of Accounts.

(x) **Bank Account Change Request-**

- a) "Form-B1" for Application for change in RERA Bank Account
- b) "Form-B2" for Affidavit for Registered Project.
- c) "Form-B3" for Affidavit for Under Processing Project.
- d) "Form-4B" for Chartered Accountant's Certificate.
- e) "Form-B5" for NOC from Existing Bank
- f) "Form-B6" For Fund Transfer from Bank having Proposed Bank Account
- g) "Form-B7" For Confirmation letter of change in RERA Bank Account.

(XI) **Certificates for Project Extension-**

- a) "Form-Ex1" Architect's Certificate For Status of work as on date.
- b) "Form-Ex2" Architect's Certificate For Pending work as on date.
- c) "Form-Ex3" Chartered Accountant's Fund Utilization Certificate.
- d) "Form-Ex4" Chartered Accountant's Certificate For Funds Required.
- e) "Form-Ex5" Engineer's Certificate For Status of work as on date.
- f) "Form-Ex6" Engineer's Certificate For Pending work as on date.
- g) "Form-Ex7" Affidavit.

### 3. General Guidelines

- (i) The RERA Bank Account opened in accordance with the provisions of section 4(2)(I)(D) of the Act, shall be a 'No Lien Account' and withdrawal from such separate account shall be in accordance with the provisions of the Act, Rules and Directions issued by the Authority from time to time.
- (ii) The Authority recommends that the amount withdrawn from the RERA Bank Account shall be utilized for the purpose of completion of the same Real Estate Project. However, there is no end use restriction on the amount which is withdrawn from the RERA Bank Account, in accordance with the provisions of the Act, Rules and Directions.



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### 4. Account Opening

- (i) A RERA Bank Account is to be maintained for each of the registered project of the Promoter and RERA Bank Account shall be opened in the local branch where the project is going on. Details of this project specific Bank Account are to be submitted with the project registration application. As such the promoter shall have the RERA Bank Account opened before application.
- (ii) It shall be required to suffix the term "RERA Designated Account for <name of the project>Real Estate Project" with the name of the RERA Bank Account holder. For example, if the name of the promoter is M/s ABC Ltd, and the name of the project is XYZ, then the name of the account should reflect as "ABC-RERA Designated Account for XYZ".
- (iii) Every project shall have only one RERA Bank Account opened in the local branch where the project is going on. In the case of multiple promoters, necessary contractual or legal arrangement should be made by the principal promoter, who is registering the project, to ensure proper operations of RERA Bank Account.

### 5. Deposits in Account.

- (i) The Promoter shall deposit seventy percent of the amount collected/realised from Allottees (other than Pass through charges and Indirect Taxes) in the RERA Bank Account in the local branch where project is going on. In the case of a project where is higher than estimated value of sales revenue, hundred percent of the amount collected from the Allottees (other than Pass through Charges and Indirect Taxes) shall be deposited in the RERA Bank Account.
- (ii) The money lying in the RERA Bank Account can be put in fixed deposits with the bank operating the RERA Bank Account provided it is a 'No Lien Fixed Deposit' and no loan can be obtained against or on such Fixed Deposit nor any charge can be created on such Fixed Deposit.

### 6. Withdrawals from Account.

The Promoter shall be required to follow the following procedure for every withdrawal from the RERA Bank Account till the project is completed.

- (i) As per the second proviso to section 4(2)(1)(D) of the Act which provides that the amounts from the RERA Bank Account shall be withdrawn by the promoter after it is certified by an architect, an engineer and a chartered Accountant in practice, that the withdrawal is in proportion to the percentage of completion of the project.



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- (ii) As per Rule 5 of the Karnataka Real Estate (Regulation and Development) Rules, 2017 which prescribes the withdrawals aspects of the amounts deposited in a RERA Bank Account under Section 4(2)(1)(D) of the Act and the said Rule requires that for the purpose of withdrawal of amounts deposited in the RERA Bank Account in respect of Registered Project, the promoter shall have the following three certificates:
- a) Certificates from the Architect in the Template Form-5 (available in the RERA website) certifying the percentage of completion of construction work each of the tasks/activity of the building wing of the project.
  - b) Certificate from the engineer in the Template Form-6, for the actual cost incurred on the construction work of each of the building /wing of the project; and
  - c) Certificate from the Chartered Accountant in practice other than the statutory auditors of the Promoter in Template Form-4, for the cost incurred and paid on construction cost and the land cost. The Chartered Accountant in practice is also required to certify the proportion of the cost incurred and paid on construction and land cost to the total estimated cost of the project. The total estimated cost of the project multiplied by such proportion shall determine the maximum amount which can be withdrawn by the Promoter from the RERA Bank Account.
- (iii) On completion of the project, the entire balance amount lying in the RERA Bank Account can be withdrawn by the Promoter on the basis of submission of necessary certificates and due project completion compliance s including submission of end quarter data.

### 7. Reporting to Authority

- (i) Promoter shall submit Template Form-4, Form-5 and Form-6 to Authority for withdrawal of funds and for quarterly return filing compliance.
- (ii) As per the third proviso of Section 4(2)(1)(D) of the Act the promoter is required to get his accounts audited within six months after the end of every financial year by the statutory auditors of the Promoter's enterprise and shall produce a report on statement of accounts on project fund utilization and withdrawal by Promoter in the Template Form No-7 Such report as per in the Form prescribed by the Authority, shall be submitted for each of the Project registered by the promoter.
- (iii) In case of a fixed deposit being made from the money lying in the RERA Bank Account, the chartered Accountant shall verify that there is no lien or charge on such fixed deposit. The promoter and/or chartered Accountant shall obtain the No lien/charge Certificate in respect to such fixed deposit, from the bank once every three months and submit the same as part of quarterly compliance return.



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- (iv) The promoter shall append RERA Bank Account pass book statement copy certified by Chartered Accountant to the Template Form-4 to upload as part of project quarterly return submission.

**Note-1:** if the Template Form-4 issued by the statutory auditors reveals that any certificate issued by the project architect, engineer or the chartered accountant has false or incorrect information and the amounts collected for a particular project have not been utilized for the project and the withdrawal has not been in compliance with the proportion to the percentage of completion of the project, the Authority, in addition to taking penal actions as contemplated in the Act and the Rules, may also take up the matter with the concerned regulatory body of the said professionals of the architect, engineer or chartered accountant, for necessary penal action against them, including cancellation/suspension of registration of membership for practice as such.

### 8. Change of RERA Bank Account

- (i) The power may change the RERA Bank Account from one Bank to another Bank only with prior permission of the Authority.
- (ii) For RERA Bank Account change request, Promoter has to submit through Authority's web portal along with necessary Fees and documents in the following forms:
- (a) Application for change in RERA Bank Account as per Template Form – B1
  - (b) Chartered Accountant Certificate as per Template Form – 4B
  - (c) Board Resolution Copy.
  - (d) Notarized Affidavit (Registered Project / Under Process Project) Template Form- B2 and Template Form- B3
  - (e) No Objection Certificate (NOC) from the Existing Bank Account Branch as per Template Form- B5
  - (f) Existing bank account statement (up to closing date)
  - (g) The proposed RERA Bank Account shall opened
    - a) Local Bank branch (within Karnataka)
    - b) Bank Account Name must be in the Name of Project Name where the Project is going on, in the state of Karnataka, For example, if the name of the promoter is M/s ABC Ltd, and the name of the project is XYZ, then the name of the account should reflect as “ABC-RERA Designated Account for XYZ”.
  - (h) Existing and Proposed Bank Account Pass Book copy.
  - (i) Reason for Change of RERA Designated Bank Account, along with supporting document.



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- (j) Promoter is also required to submit fund transfer compliance letter as per Template Form-B6, along with Template Form-B7 of Confirmation letter for change in RERA Bank Account and Proof of previous RERA Bank Account closure or closure RERA Designated Bank Account.

### 9. Power of the Authority on RERA Bank Account

- i) Upon revocation of the Registration, the Authority may direct the bank holding the RERA Bank Account to freeze or de-freeze the said account, to facilitate the remaining development works in accordance with the provisions of sections 7(4)(c) and 8 of the Act.

The Authority may in the interest of the Allottees, enquire into the payment of amounts out of RERA Bank Account.

(By the Approval of Hon'ble Chairperson)

Secretary  
Karnataka Real Estate Regulatory Authority

Copy to:

1. PS to Hon'ble Chairman K-RERA for information.
2. PS to Hon'ble Member-1 K-RERA for information.
3. PS to Hon'ble Member-2 K-RERA for information.
4. Controller of Finance, K-RERA.
5. Account Officer, K-RERA.
6. System Analyst, K-RERA for uploading the copy of these directions on the web portal of K-RERA.
7. Record copy/Spare copy



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**FORM – 1**  
**Chartered Accountant's Certificate**  
**(Post Registration)**  
**[Karnataka Real Estate Regulatory Authority**  
**(Real Estate (Regulation & Development) Rules, 2017)]**

Date: \_\_\_\_\_

KRERA Registration Number :  
Project Name :  
Promoter Name :  
Total Cost of Real Estate Project :

This certificate is being issued for the project \_\_\_\_\_ with RERA Registration No. \_\_\_\_\_ in compliance with the provisions under Section 4(2) (I) (D) of the Real Estate (Regulation & Development) Act, 2016 read with Rule 4 (5) & 5 of the Karnataka Real Estate (Regulation & Development) Rules, 2017. I have verified the books of Accounts maintained and I am satisfied that the physical and financial progress of the project is in accordance with that of the RERA Registration application details. I have verified the certificates given by the Engineer and the Architect in this regard, based on the records and documents produced before me and explanations provided to me by the Management of the Company.

The Promoter in compliance with section 4(2)(I)(D), of the Real Estate (Regulation and Development) Act, 2016 has deposited 70% of the amounts received from the allottees of this project in the following account:

Name of the Account Holder :  
Designated Account Number :  
Bank Name :  
IFSC Code :  
Branch Name :

**Table A**

Sl.No	Particulars	INR in Rs.
1	Total Land Cost (Including Approval Cost)	
2	Total Construction Cost	
	Total Project Cost	



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**Table B**

Sl.No	Particulars	INR in Rs.
1	Opening Balance in the designated account	
2	Total Amount collected from allottees	
3	Total Amount invested by Promoter (Own Fund)	
4	Total Borrowings(If Applicable)	
	a. Name of the lender	
	b. Amount	
5	Mortgage Details (If Applicable)	
	a. Name of the lender	
	b. Amount	
6	Closing Balance	

Yours Faithfully,

Signature of the Chartered Accountant :  
Name :  
Membership Number :  
Address :  
Contact Details :  
Email id :  
Website Link :  
UDIN :

Date:

Place:



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### FORM -2 Architect's Certificate (Post Registration)

[Karnataka Real Estate Regulatory Authority  
(Real Estate (Regulation & Development) Rules, 2017)]

Date: \_\_\_\_\_

RERA No. : \_\_\_\_\_  
Project Name : \_\_\_\_\_  
Promoter Name: \_\_\_\_\_

To  
The \_\_\_\_\_ (Name & Address of Promoter),

**Subject:** Certificate for Estimated Cost of the Construction Work of \_\_\_\_\_ Wing(s) of the \_\_\_\_\_ Phase of the Project Provisional of Residential Accommodation for \_\_\_\_\_ situated on the Plot bearing C.N. No/CTS No./Survey no./ Final Plot no \_\_\_\_\_, District \_\_\_\_\_ PIN \_\_\_\_\_ admeasuring \_\_\_\_\_ sq.mts., area being developed by \_\_\_\_\_.

Sir,

This Certificate is issued in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 read with the Karnataka Real Estate (Regulation and Development) Rules, 2017.

I have verified the sanctioned drawing. The work is as per the sanctioned drawing given by the Competent Authority with Sanctioned Drawing No. \_\_\_\_\_

I/ We \_\_\_\_\_ have undertaken assignment as Architect /Licensed Surveyor of certifying estimated Cost of Construction Work of \_\_\_\_\_ Wing(s) of the \_\_\_\_\_ Phase of the Project, situated on the plot bearing C.N. No/CTS No. /Survey no./ Final Plot no \_\_\_\_\_ District \_\_\_\_\_, PIN \_\_\_\_\_ admeasuring \_\_\_\_\_ sq.mts., area being developed by \_\_\_\_\_.

Based on Site Inspection done on \_\_\_\_\_, with respect to each of the Building/Wing of the aforesaid Real Estate Project, I certify that as on the date of this Certificate, the Estimated Cost for each of the building/Wing of the Real Estate Project under KRERA is Rs. \_\_\_\_\_.

Yours Faithfully,

Signature & Name (in Block letter) of Architect  
License No : \_\_\_\_\_  
Address : \_\_\_\_\_  
Contact No : \_\_\_\_\_  
Email id : \_\_\_\_\_  
Website link : \_\_\_\_\_



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Place:

Date:

**\*Note:** The same Engineer is responsible for the completion of Project. In case of Change of the Engineer, approval needs to be taken from the Authority.

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### Form – 3

#### Engineer's Certificate (Post Registration)

[Karnataka Real Estate Regulatory Authority  
(Real Estate (Regulation & Development) Rules, 2017)]

Date: \_\_\_\_\_

RERA No. :  
Project Name :  
Promoter Name :

To  
The \_\_\_\_\_ (Name & Address of Promoter),

**Subject:** Certificate of Estimated Cost for Development of [Project Name] for Construction of \_\_\_\_\_ building(s)/ \_\_\_\_\_ Wing(s) of the \_\_\_\_\_ Phase situated on the Plot bearing C.N. No /CTS No. /Survey no. / Final Plot no \_\_\_\_\_ demarcated by its boundaries (latitude and longitude of the end points) \_\_\_\_\_ to the North \_\_\_\_\_ to the South \_\_\_\_\_ to the East \_\_\_\_\_ to the West of Division \_\_\_\_\_ Village \_\_\_\_\_ Taluka \_\_\_\_\_ District \_\_\_\_\_ PIN \_\_\_\_\_ admeasuring \_\_\_\_\_ sq.mts, area being developed by [Promoter].

Sir,

This Certificate is issued in accordance with the provisions of the Section 4(2) (I) (D) of the Real Estate (Regulation and Development) Act, 2016 read with Rule 4(5) & 5 of the Karnataka Real Estate (Regulation and Development) Rules, 2017.

I have verified the sanctioned drawing. The work is as per the sanctioned drawing given by the Competent Authority with Sanctioned Drawing No. \_\_\_\_\_. I am satisfied that the physical progress of the project in accordance with that of the RERA Registration Application details.

I/ We \_\_\_\_\_ have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under the KRERA, being \_\_\_\_\_ Building(s) \_\_\_\_\_ Wing(s) of the \_\_\_\_\_ Phase situated on the plot bearing C.N. No/CTS No. /Survey no. / Final Plot no \_\_\_\_\_ of Division \_\_\_\_\_ Village \_\_\_\_\_ Taluka \_\_\_\_\_ District \_\_\_\_\_ PIN \_\_\_\_\_ admeasuring \_\_\_\_\_ sq.mts., area being developed by [Owner/Promoter] \_\_\_\_\_

We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. \_\_\_\_\_.



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Yours faithfully

Name and Signature of the Engineer :  
License No :  
Address :  
Contact No :  
Email id :  
Website link :

Date:

Place:

\*Note: The same Engineer is responsible for the completion of Project. In case of Change of the Engineer, approval needs to be taken from the Authority.



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### FORM-4

#### KARNATAKA REAL ESTATE REGULATORY AUTHORITY (Karnataka Real Estate (Regulation & Development) Rules, 2017)

#### Chartered Accountant's Certificate (On Letter Head for Quarterly Update)

Date: \_\_\_\_\_

KRERA Registration Number: \_\_\_\_\_  
Project Name : \_\_\_\_\_  
Promoter Name: \_\_\_\_\_  
Cost of Real Estate Project: \_\_\_\_\_  
Quarter Ended Date: \_\_\_\_\_

This Certificate is issued in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 read with the Karnataka Real Estate (Regulation and Development) Rules, 2017.

The Promoter in compliance with section 4(2)(I)(D), of the Real Estate (Regulation and Development) Act, 2016 has deposited 70% of the amounts received from the allottees of this project in the following account:

Name of the Account Holder:  
Name of the designated bank account as per KRBAD  
(RERA bank account for <Name> Real estate project):  
Designated Account Number:  
Bank Name:  
IFSC Code:  
Branch Name:



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Sl. No	Particulars	Estimated Amt in Rs.	Incurred Amt in Rs.
1	<p>i. Land Cost:</p> <p>a. The cost incurred by the promoter for the acquisition of ownership and title of the land parcels for the project as an outright purchase lease etc.</p> <p>b. Amount paid for Acquisition/ purchase of TDR (if any)</p> <p>c. Amount paid to the Competent Authority for project approval, No Objection Certificates, stamp duty, transfer charges, Registration charges, conversion charges, change, taxes, statutory payments to state and Central Government.</p>		
<b>Sub – Total Land Cost</b>			
	<p>ii. Development Cost/ Cost of Construction:</p> <p>a. (i) Estimated Cost of Construction as certified by Engineer (ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA</p> <p><b>Note: (for adding to total cost of construction incurred, minimum of (i) or (ii) is to be considered)</b></p> <p>(iii) On-site expenditure for development of entire project excluding cost of construction as per (i) or (ii) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.) cost of machineries and equipment including its hire and maintenance costs, consumables etc. all costs directly incurred to complete the construction of the entire phase of the project registered.</p> <p>b. Payment of Taxes, cess, fees, charges, premiums, interest etc., to any statutory Authority.</p> <p>c. Interest payable to financial institutions, scheduled banks, non- banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;</p>		
<b>Sub – Total Development Cost</b>			



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2.	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of estimated Column.	Rs .....
3.	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.	Rs .....
4.	Percentage of completion of construction work (as per Project Architect's Certificate)	.....%
5.	Proportion of the Cost incurred on Land Cost to the Total Estimated Cost.	.....%
6.	Proportion of the Cost incurred on Construction Cost /to the Total Estimated Cost.	.....%
7.	Total percentage of completion of construction as per CA (i.e, 3 / 2)	.....%
8.	Amount which can be withdrawn from Designated Account (Total Estimated Cost as * Percentage of completion of construction (lower of 4 & 7)	Rs .....
9.	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	Rs .....
10.	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	Rs .....
2	<b>Borrowings / Mortgage Details (If Applicable )</b>	
<b>A. Borrowing Details</b>		
1. Name of the Lender:		
2. Amount Disbursed:		Rs .....
3. Amount pending for disbursement from Lender:		Rs .....
4. Amount to be repaid to lender:		Rs .....
<b>B. Mortgage Details</b>		
1. Mortgaged to (Name of the Entity/ Institution) :		
2. Amount Disbursed:		Rs .....
3. Amount pending for disbursement:		Rs .....
4. Amount to be repaid to lender:		Rs .....



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<b>3</b>	<b>Details of transactions in the designated RERA Bank Account (include pre RERA transactions in case of ongoing projects, wherever applicable)</b>	
	a. Total number of units booked b. Total amount realized from sale of units during the quarter(3b) c. Total amount deposited into the bank out of sale proceeds during the quarter(3) d. % of Deposit made	____ Units Rs. _____ Rs. _____ _____%
	<b>Reconciliation for the Quarter:</b> a. Opening Balance Date (Quarter start date): b. Opening Balance as per bank statement(INR) [To match with the previous quarter closing bank balance]: c. Deposits during the Quarter on account of sales (INR): d. Other Deposits made(If any): e. Withdrawals during the Quarter from sale proceeds(INR): f. Other withdrawals made(If any): g. Closing Balance as per bank statement(INR) : h. Closing Balance Date (Quarter end date):	DD/MM/YYYY Rs. _____ Rs. _____ Rs. _____ Rs. _____ Rs. _____ Rs. _____ DD/MM/YYYY
	<b>Cumulative Reconciliation from the beginning of the project:</b> a. Opening balance of the account (INR): b. Total Deposits made from sale proceeds(INR): c. Total deposits made other than sale proceeds (if any) (INR): d. Total Withdrawals made from sale proceeds (INR) e. Total withdrawals made other than those from sale proceeds (if any)(INR) Closing balance for the current quarter (a+b+c)-(d+e)	Rs. _____ Rs. _____ Rs. _____ Rs. _____ Rs. _____ Rs. _____

This certificate is being issued for the project \_\_\_\_\_ with RERA Registration No. \_\_\_\_\_ for the quarter ended \_\_\_\_\_ in compliance of the provisions of section 4(2) (l) (D) of the Act and based on the records and documents produced before me and explanations provided to me by the Management of the Company.



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### Qualification / Observations -

I hereby certify that the total amount collected / realised from the allottees on account of sale / booking of units during the quarter is Rs. (as per Point AA) out of which Rs. \_\_\_\_ is deposited into the Project designated bank account as per Section 4(2)(1)(D) of the Act.

Yours Faithfully,  
Signature of the Chartered Accountant

Name: .....  
Membership Number: .....  
Address: .....  
Contact Details: .....  
Email id: .....  
Website Link: .....  
UDINo



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### (Additional Information for Projects)

1.	Estimated Balance Cost to Complete the Real Estate Project (Difference of the Total Estimated Project cost and less Cost incurred )	
2.	Balance amount of receivables from sold apartments as per Annexure A to this certificate (as certified by Chartered Accountant as verified from the records and books of Accounts)	
3.	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts) (ii) Estimated amount of sales proceeds in respect of unsold apartments (calculated as per ASR multiplied to unsold area as on the date of certificate, to be calculated and certified by CA) as per Annexure A to this certificate	
4.	Estimated receivables of project. Sum of 2 + 3(ii)	
5.	Amount to be deposited in Designated Account – 70% or 100% IF Sl.No 4 is greater than 1, then 70 % of the balance receivables of On-going project will be deposited in designated Account.  IF Sl.No 4 is lesser than 1, then 100% of the of the balance receivables of ongoing project will be deposited in designated Account	



## Real Estate Regulatory Authority, Karnataka

# 1/14, 2<sup>nd</sup> Floor, Silver jubilee block, Unity Building, CSI Compound 3<sup>RD</sup>  
Cross, Mission Road, Bengaluru -560027



### Annexure A

Statement for calculation of Receivables from the Sales of the Ongoing Real Estate Project

#### 1. Sold Inventory

Sr. No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Agreement /Letter of Allotment	Received Amount	Balance Receivable	Date of Agreement of sale	Is agreement registered Yes / No

#### 2. Unsold Inventory Valuation

Ready Recknor Rate as on the date of Certificate of the Residential /Commercial premises Rs.  
\_\_\_\_\_per sq.mts.

Sr. No.	Flat No.	Carpet Area (in sq.mts.) (A)	Unit Consideration as per Ready Reckoner Rate(ASR) (B)	Total ASR consideration per flat (A*B)

This certificate is being issued for RERA compliance for the Company [Promoter's Name] and is based on the records and documents produced before me and explanations provided to me by the Management of the Company.

Yours Faithfully,  
Signature of the Chartered Accountant

Name: .....  
Membership Number: .....  
Address: .....  
Contact Details: .....  
Email id: .....  
Website Link: .....  
UDINo

Date  
Place



## Real Estate Regulatory Authority, Karnataka

# 1/14, 2<sup>nd</sup> Floor, Silver jubilee block, Unity Building, CSI Compound 3<sup>RD</sup>  
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Note –

- 1) UDINo is mandatory
- 2) This certificate shall be in accordance with Sec 4(2)(I)(D) of Real Estate (Regulation and Development) Act, 2016 read with the Karnataka Real Estate (Regulation and Development) Rules, 2017
- 3) If there is no Qualification / Observations – mention NIL
- 4) If Promoter has deposited money in other than the RERA Designated bank account (refer registration details in [www.rera.karnataka.gov.in](http://www.rera.karnataka.gov.in)) report such deviation under Qualification / Observations
- 5) Please ensure information shall match with the information provided during registration or amended subsequently.
- 6) Sold included booked apartment / plots



## Real Estate Regulatory Authority, Karnataka

# 1/14, 2<sup>nd</sup> Floor, Silver jubilee block, Unity Building, CSI Compound 3<sup>RD</sup>  
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### FORM – 5

#### Architect's Certificate

(To be uploaded by the promoter on his web page on the RERA portal for  
Quarterly Updates)

[Karnataka Real Estate Regulatory Authority  
(Real Estate (Regulation & Development) Rules, 2017)]

Date: \_\_\_\_\_

RERA No :  
Project Name :  
Promoter Name :

To  
The \_\_\_\_\_ (Name & Address of Promoter),

**Subject:** Certificate of Percentage of Completion of Construction Work of \_\_\_\_\_ No.  
of Building(s)/ \_\_\_\_\_ Wing(s) of the \_\_\_\_\_ Phase of the Project [KRERA Registration  
Number] situated on the Plot bearing C.N. No/CTS No./Survey no./ Final Plot no \_\_\_\_\_  
demarcated by its boundaries ( latitude and longitude of the end points) \_\_\_\_\_ to the North  
\_\_\_\_\_ to the South \_\_\_\_\_ to the East \_\_\_\_\_ to the West of Division \_\_\_\_\_ Village  
\_\_\_\_\_ Taluka \_\_\_\_\_ District \_\_\_\_\_ PIN \_\_\_\_\_  
admeasuring \_\_\_\_\_ sq.mts., area being developed by [Promoter's Name]

Sir,

This Certificate is issued in accordance with the provisions of the Real Estate  
(Regulation and Development) Act, 2016 read with the Karnataka Real Estate (Regulation  
and Development) Rules, 2017.

I have verified the sanctioned drawing. The work is as per the sanctioned drawing  
given by the Competent Authority with Sanctioned Drawing No. \_\_\_\_\_

I/ We \_\_\_\_\_ have undertaken assignment as Architect /Licensed  
Surveyor of certifying Percentage of Completion of the Construction Work of the  
Building(s)/ \_\_\_\_\_ Wing(s) of the \_\_\_\_\_ Phase of the Project, situated on the plot bearing  
C.N. No/CTS No. /Survey no./ Final Plot no \_\_\_\_\_ of Division \_\_\_\_\_  
Village \_\_\_\_\_ Taluka \_\_\_\_\_ District \_\_\_\_\_  
PIN \_\_\_\_\_ admeasuring \_\_\_\_\_ sq.mts., area being developed by [Promoter's  
Name]

1. Following technical professionals are appointed by Owner / Promoter:-



## Real Estate Regulatory Authority, Karnataka

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- (i) M/s/Shri/Smt \_\_\_\_\_ as L.S. / Architect;  
(ii) M/s /Shri / Smt \_\_\_\_\_ as Structural Consultant  
(iii) M/s /Shri / Smt \_\_\_\_\_ as MEP Consultant  
(iv) M/s /Shri / Smt \_\_\_\_\_ as Site Supervisor

Based on the Site Inspection dated \_\_\_\_\_, with respect to each of the Building/Wing of the aforesaid Real Estate Project, I Certify that as on the date of this Certificate, the Percentage of Work done for each of the building/Wing of the Real Estate Project as registered vide number \_\_\_\_\_ under KRERA is as per table A herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in Table B.

**Table A**

Building /Wing Number \_\_\_\_\_ (to be prepared separately for each Building /Wing of the Project)

Sl. No	Task/ Activity	Percentage of Work done (Approx.)
1	Excavation	
2	----- Number of Basement(s) and plinth	
3	Stilt Floor	
4	----- Number of Slabs of Super Structure	
5	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/ Premises	
6	Sanitary Fittings within Flat/ Premises, Electrical Fittings within the Flat/ Premises.	
7	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	
8	The external plumbing and external plaster, elevation completion of terraces with waterproofing of the Building/ Wings	
9	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment/ CRZ NOC, Finishing to entrance lobby's, plinth protection, paving of areas appurtenant to Building, Compound Wall and all other requirements as may be required to obtain Completion Certificate.	



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**Table-B**

Internal and External Development Works in respect of the entire Registered Phase/Project.

Sl.No	Common areas and Facilities/ Amenities	Proposed (Yes/No)	Percentage of work done	Details
1	Internal Roads & Footpaths			
2	Water Supply			
3	Sewerage (Chamber, lines, Septic Tank STP)			
4	Storm Water Drains			
5	Landscaping & Tree Planting			
6	Street Lighting			
7	Community Buildings			
8	Treatment and Disposal of sewage and sullage water			
9	Solid Waste management & Disposal			
10	Water conservation, Rain water harvesting			
11	Energy Management			
12	Fire protection and fire safety requirements			
13	Electrical meter room, sub - station, receiving station			
14	Others (Add more option)			

**Table C**

Any other facility/ amenity which has been proposed in Agreement of Sale

Sl. No	Facilities/ Amenities	Percentage of work done	Details
1			
2			
3			
4			

Yours Faithfully,

Signature & Name (in Block letter) of Architect

License No :

Address :

Contact No :

Email id :

Website link :

Place:



## Real Estate Regulatory Authority, Karnataka

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Date:

**\*Note:** The same Engineer is responsible for the completion of Project. In case of Change in the Engineer, approval needs to be taken from the Authority.

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## Real Estate Regulatory Authority, Karnataka

# 1/14, 2<sup>nd</sup> Floor, Silver jubilee block, Unity Building, CSI Compound 3<sup>RD</sup>  
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### FORM-6

#### Engineer's Certificate

(To be submitted at the time of Quarterly Update of the Project)

[Karnataka Real Estate Regulatory Authority  
(Real Estate (Regulation & Development) Rules, 2017)]

Date: \_\_\_\_\_

RERA No :  
Project Name :  
Promoter Name :

To  
The \_\_\_\_\_ (Name & Address of Promoter),

**Subject:** Certificate of Cost Incurred for Development of [Project Name] for Construction of \_\_\_\_\_ building(s)/ \_\_\_\_\_ Wing(s) of the \_\_\_\_\_ Phase situated on the Plot bearing C.N. No /CTS No. /Survey no. / Final Plot no \_\_\_\_\_ demarcated by its boundaries (latitude and longitude of the end points) \_\_\_\_\_ to the North \_\_\_\_\_ to the South \_\_\_\_\_ to the East \_\_\_\_\_ to the West of Division \_\_\_\_\_ Village \_\_\_\_\_ Taluka \_\_\_\_\_ District \_\_\_\_\_ PIN \_\_\_\_\_ admeasuring \_\_\_\_\_ sq.mts. area being developed by [Promoter].

Sir,

This Certificate is issued in accordance with the provisions of the Section 4(2) (I) (D), Real Estate (Regulation and Development) Act, 2016 read with Rule 4(5) & 5 of the Karnataka Real Estate (Regulation and Development) Rules, 2017

I have verified the sanctioned drawing. The work is as per the sanctioned drawing given by the Competent Authority with Sanctioned Drawing No. \_\_\_\_\_. I am satisfied that the physical progress of the project in accordance with that of the RERA Registration Application details.

I/ We \_\_\_\_\_ have undertaken assignment of certifying Estimated Cost for the Subject, Real Estate Project proposed to be registered under KRERA, being \_\_\_\_\_ Building(s)/ \_\_\_\_\_ Wing(s) of the \_\_\_\_\_ Phase situated on the plot bearing C.N. No/CTS No. /Survey no. / Final Plot no \_\_\_\_\_ of Division \_\_\_\_\_ Village \_\_\_\_\_ Taluka \_\_\_\_\_ District \_\_\_\_\_ PIN \_\_\_\_\_ admeasuring \_\_\_\_\_ sq.mts. area being developed by [Owner/Promoter]



## Real Estate Regulatory Authority, Karnataka

# 1/14, 2<sup>nd</sup> Floor, Silver jubilee block, Unity Building, CSI Compound 3<sup>rd</sup>  
Cross, Mission Road, Bengaluru -560027



1. Following technical professionals are appointed by Owner / Promoter:-

- (i) M/s/Shri/Smt \_\_\_\_\_ as L.S. / Architect;  
(ii) M/s /Shri / Smt \_\_\_\_\_ as Structural Consultant  
(iii) M/s /Shri / Smt \_\_\_\_\_ as MEP Consultant  
(iv) M/s /Shri / Smt \_\_\_\_\_ as Quantity Surveyor \*

2. We have estimated the cost of the Completion to obtain Occupation Certificate/ Completion Certificate, of the Civil, MEP and Allied works, of the Building(s) of the project. Our estimated cost calculations are based on the Drawings/plans made available to us for the project under reference by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by \_\_\_\_\_ quantity Surveyor\* appointed by Developer/Engineer, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. \_\_\_\_\_ (Total of Table A and B). The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining occupation certificate / completion certificate for the building(s) from the \_\_\_\_\_ being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. \_\_\_\_\_ (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.

5. The Balance Cost of Completion of the Civil, MEP and allied works of the Building(s) of the subject project to obtain Occupation Certificate / Completion Certificate from \_\_\_\_\_ (planning Authority) is estimated at Rs \_\_\_\_\_ ( Total of Table A and B).

6. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below :

### Table -A

Building bearing Number \_\_\_\_\_ or called \_\_\_\_\_ (to be prepared separately for each Building of the Real Estate Project)



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Sl. No	Particulars	Amount
1	Total Estimated cost of the building as on..... date of Registration is	Rs.....
2	Cost incurred as on ..... ( based on the Estimated cost)	Rs.....
3	Work done in percentage (as Percentage of the estimated cost)	.....%
4	Balance Cost to be incurred ( Based on the Estimated Cost)	Rs.....
5	Cost Incurred on Additional / Extra Items as on ..... not included in the Estimated Cost ( Annexure A)	Rs.....

**Table – B**

(To be prepared for the entire registered phase of the Real Estate Project)

Sl. No	Particulars	Amount
1	Total Estimated Cost of the internal and External development works including amenities and facilities in the layout as on ..... Date of Registration is	Rs.....
2	Cost incurred as on ..... (Based on the estimated cost).	Rs.....
3	Work done in Percentage (as percentage of the estimated cost).	..... %
4	Balance Cost to be Incurred ( Based on estimated cost)	Rs.....
5	Cost Incurred on Additional/ Extra items as on ..... not included in the Estimated Cost (Annexure A)	Rs.....

Yours faithfully

Name and Signature of the Engineer

License No :  
Address :  
Contact No :  
Email id :  
Website link :

Date:

Place:



## Real Estate Regulatory Authority, Karnataka

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**\*Note:**

1. The same Engineer is responsible for the completion of Project, in case of Change in the Structural Engineer approval need to be taken from the Authority.
2. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupation Certificate /Completion Certificate.
3. (\*) Quantity survey can be done by office of Engineer or can be done by an independent Quantity Surveyor, whose certificate of quantity calculated can be relied upon by the Engineer. In case of independent quantity surveyor being appointed by Developer, the name has to be mentioned at the place marked (\*) and in case quantity are being calculated by office of Engineer, the name of the person in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked (\*).
4. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
5. As this is an estimated cost, any deviation in quantity required for development of the Real estate Project will result in amendment of the cost incurred/to be incurred.
6. All components of work with specifications are indicative and not exhaustive.

### **Annexure A**

List of Extra / Additional Items executed with Cost (which were not part of the original Estimate of Total Cost)



## Real Estate Regulatory Authority, Karnataka

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### Form – 7

#### Annual Audit Report on Statement of Accounts

(On the letter head of chartered accountants who is statutory auditor of the promoter's company/firm)

[Karnataka Real Estate Regulatory Authority  
(Real Estate (Regulation & Development) Rules, 2017)]

Date: \_\_\_\_\_

RERA No :  
Project Name :  
Promoter Name :

To,  
[NAME & ADDRESS OF PROMOTER]

**Subject:** Report on Statement of Accounts on project fund utilization and withdrawal by [Promoter] for the period from \_\_\_\_\_ to \_\_\_\_\_ with respect to project \_\_\_\_\_ RERA Registration Number \_\_\_\_\_

#### Designated Bank Account Details

Name of the Account Holder :  
Designated Account Number :  
Bank Name :  
IFSC Code :  
Branch Name :

1. This Certificate is issued in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 read with the Karnataka Real Estate (Regulation and Development Rules, 2017.
2. I/We have obtained all the necessary information and explanation from the Promoter/ Company, during the course of our audit, which in my/our opinion are necessary for the purpose of this certificate.
3. I/We hereby confirm that I/We have examined the prescribed registers, books and documents, and the relevant records of [Promoter] for the period ended \_\_\_\_\_ and hereby certify that:



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i. M/S. \_\_\_\_\_ (Promoter) have completed \_\_\_\_\_% of the project titled \_\_\_\_\_ RERA Registration No. \_\_\_\_\_ located at \_\_\_\_\_.

ii. Amount collected during the year for this project is Rs. \_\_\_\_\_ and amounts collected till date is Rs. \_\_\_\_\_.

iii. Amount withdrawn during the year for this project is Rs. \_\_\_\_\_ and amount withdrawn till date is Rs. \_\_\_\_\_.

4. I/We Certify that the [Name of Promoter] has utilized the amounts collected for \_\_\_\_\_ project only for that project and the withdrawal from the designated bank account(s) of the said project has been in accordance with the proportion to the percentage of completion of the Project. (If not, please specify the amount withdrawn in excess of eligible amount or any other exceptions)

### Signature and Stamp/Seal of the Signatory CA)

Name of the Signatory :  
Membership No :  
Full Address :  
Contact No :  
E mail :  
Website Link :  
UDIN Number ;

Date:  
Place:



## Real Estate Regulatory Authority, Karnataka

# 1/14, 2<sup>nd</sup> Floor, Silver jubilee block, Unity Building, CSI Compound 3<sup>RD</sup>  
Cross, Mission Road, Bengaluru -560027



### Form-B1

#### Application Of Change in RERA Bank Account

TO  
Karnataka Real Estate Regulatory Authority

Sub: Application for change in RERA Bank Account.

Ref:Project \_\_\_\_\_ Name \_\_\_\_\_ Promoter  
Name \_\_\_\_\_, Project Registration Number \_\_\_\_\_.

Dear Sir,

With reference to the above mentioned subject, I/WE would like to apply for the Authority's approval for change in the RERA Bank Account will be opened in the local branch where the project is going on as per the following details:

Existing RERA Bank Account	
Bank Name	
Branch Name	
Account Number	
Account Name	
IFSC Code	

Proposed RERA Bank Account (in the local branch where the project is going on)	
Bank Name	
Branch Name	
Account Number	
Account Name	
IFSC Code	

I/WE solemnly affirm and declare that the particulars given in herein are correct to my / our knowledge and belief.



## Real Estate Regulatory Authority, Karnataka

# 1/14, 2<sup>nd</sup> Floor, Silver jubilee block, Unity Building, CSI Compound 3<sup>RD</sup>  
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I/WE further undertake that I shall freeze all transaction from the said account until RERA conveys its decision on the RERA bank account change application.

Dated: \_\_\_\_\_

Place: \_\_\_\_\_

Yours Faithfully

Name and Signature \_\_\_\_\_

Seal of the Promoter/Authorised Signatory



## Real Estate Regulatory Authority, Karnataka

# 1/14, 2<sup>nd</sup> Floor, Silver jubilee block, Unity Building, CSI Compound 3<sup>RD</sup>  
Cross, Mission Road, Bengaluru -560027



ON Rs. 20/- STAMP PAPER AND DULY NOTARISED

### Form-B2

### Affidavit

#### (For Seeking Change Of Bank Account Of Registered Projects)

I/We \_\_\_\_\_ Director/s/ Designated Partner/s /Partner/s /Proprietor of the Promoter M/s. \_\_\_\_\_, a Company Incorporated under the Companies Act / A duly incorporated LLP, A Partnership Firm/ Proprietorship firm/ Promoter having its/my registered office at \_\_\_\_\_, Promoter of the Project "\_\_\_\_\_", having granted registration bearing No. \_\_\_\_\_, do hereby solemnly affirm to state on oath as follows:

1. I submit that I am/We are duly Authorised to swear to this affidavit.
2. I submit that our/my project has been registered and the said registration is valid and subsisting.
3. I submit that at the time of application for grant of registration of the Project in compliance with Section 4 (2) (I) (D) I/we have given details of the Separate Project Bank account for deposit of 70 % of the amounts collected from the Allottees in the Project in \_\_\_\_\_ Bank, \_\_\_\_\_ Branch, \_\_\_\_\_ bearing Account No. \_\_\_\_\_ and accordingly the Project is registered.
4. I submit that the development of work of the Project is ongoing and is yet to be completed.
5. I submit that \_\_\_\_\_ (give reasons for seeking change of bank account in brief), because of which bonafide reason it has become necessary for us to seek for change of bank account.
6. I submit that I/We are seeking for change of bank account for the aforesaid bonafide reason and not for any other reason and in support of the same I/we have submitted the necessary documents to support the application for change of bank account.
7. I submit that I/We have complied the requirements of Section 4 (2) (I) (D) as regards to withdrawal of funds in proportion to percentage of completion of development work in the Project and I/We will continue to fulfil the said requirements.



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8. I submit that the existing bank project bank account has not been attached/frozen by any court/Tribunal or quasi-judicial Authority and in this regard I/We have obtained the NOC/Endorsement from the bank and have submitted the same.
9. I/We submit that, I/We have not violated any other law for the time being in force due to which I/We are restrained the from operating the aforesaid project bank account.
10. I/We submit that I/We have not violated or committed default in respect of any contract/undertaking/loan agreement relating to any loan/borrowing advanced to me/us for the purpose of development of the Project due to which I/We are restrained in any manner whatsoever, from operating the existing project bank account.
11. I submit that I/we are not seeking for change of bank account to defeat the right of any creditor/s/ Lenders/Banks/Financial Institutions/Allottees.
12. I submit that I /we are not seeking for change of bank account in order to evade due process of law, thereby affecting operation of the existing Project bank account, including any proceedings initiated/orders Passed under the any court/Tribunal or quasi-judicial Authority.
13. I submit that the rights of any Allottee/s in the Project will not be affected due to the change of bank account and there are no orders directing me/us to make any payments towards refund/compensation/interest from the existing project bank account to any Allottee in the Project and details of orders, if any, have been disclosed and my/our obligations under such orders shall be fulfilled by me/us even after approval of my/our request for change of bank account.
14. I submit that I/We undertake to fulfil all financial commitments in order to fulfil all obligations cast on me/us under The Real Estate (Regulation and Development) Act 2016 and The Karnataka Real Estate (Regulation and Development) Rules 2017.

I/We submit that what is stated above is true to the best of my/our information and belief and this is my/our signature/s.

Date:

Place:

SWORN TO BEFORE ME

DEPONENT/S



## Real Estate Regulatory Authority, Karnataka

# 1/14, 2<sup>nd</sup> Floor, Silver jubilee block, Unity Building, CSI Compound 3<sup>RD</sup>  
Cross, Mission Road, Bengaluru -560027



ON Rs. 20/- STAMP PAPER AND DULY NOTARISED

### Form-B3

### Affidavit

(For Seeking Change Of Bank Account Of Projects Under Process)

I/We \_\_\_\_\_ Director/s/ Designated Partner/s /Partner/s /Proprietor of the Promoter M/s. \_\_\_\_\_, a Company Incorporated under the Companies Act / A duly incorporated LLP, A Partnership Firm/ Proprietorship firm/ Promoter having its/my registered office at \_\_\_\_\_, Promoter of the Project "\_\_\_\_\_", having acknowledgement No. \_\_\_\_\_, do hereby solemnly aff

irm to state on oath as follows:

1. I submit that I am/We are duly Authorised to swear to this affidavit.
2. I submit that application for grant of registration for our/my project has been made and the same is pending .
3. I submit that at the time of application for grant of registration of the Project in compliance with Section 4 (2) (I) (D) I/we have given details of the Separate Project Bank account for deposit of 70 % of the amounts collected from the Allottees in the Project in \_\_\_\_\_ Bank, \_\_\_\_\_ Branch, \_\_\_\_\_ bearing Account No. \_\_\_\_\_.
4. I submit that the registration for the Project has not yet been granted.
5. I submit that (*give reasons for seeking change of bank account in brief*) , because of which bonafide reason it has become necessary for us to seek for change of bank account.
6. I submit that I/We are seeking for change of bank account for the aforesaid bonafide reason and not for any other reason and in support of the same I/we have submitted the necessary documents to support the application for change of bank account.
7. I submit that I/We have not collected any money from any Allottee and deposited the same in the Project bank account of which details have been given.
8. I submit that I/we are not seeking for change of bank account to defeat the right of any creditor/s/ Lenders/Banks/Financial Institutions.



## Real Estate Regulatory Authority, Karnataka

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9. I submit that I /we are not seeking for change of bank account in order to evade due process of law, thereby affecting operation of the existing Project bank account, including any proceedings initiated/orders Passed under the Insolvency and Bankruptcy Code, 2016,.
10. I submit that the rights of any Allottee/s in the Project will not be affected due to the change of bank account.
11. I submit that I/We undertake to fulfil all financial commitments in order to fulfil all obligations cast on me/us under The Real Estate (Regulation and Development) Act 2016 and The Karnataka Real Estate (Regulation and Development) Rules 2017.

I submit that what is stated above is true to the best of my/our information and belief and this is my/our signature/s.

Date:

Place:

DEPONENT/S

SWORN TO BEFORE ME



## Real Estate Regulatory Authority, Karnataka

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### FORM-4B

#### Chartered Accountant's Certificate (for Bank Account Change Request)

(On Letter Head for Quarterly Update - to be issued by CA holding Certificate of Practice (COP))

KRERA Registration Number: \_\_\_\_\_  
Project Name : \_\_\_\_\_  
Promoter Name: \_\_\_\_\_  
Cost of Real Estate Project: \_\_\_\_\_

This is to certify that, the promoter having obtained Registration of the real estate project under Real Estate (Regulation and Development) Act, 2016 read with the Karnataka Real Estate (Regulation and Development Rules, 2017, has complied with section 4(2)(I)(D) of the Act by depositing 70% of the amounts realised from the allottees to the following Bank Account:

Name of the Account Holder:  
Designated Account Number:  
Bank Name:  
IFSC Code:  
Branch Name:

#### Total money realised and deposited into Bank Account

Details	Designated Account of the project (In Rs.) – A	In any other Bank Account of the Promoter related to this project (post RERA registration) (In Rs.) – B	Total Amount Realised from the Allottee C= A+B
100 % money realised from the Allottees (including all the bank accounts)			
70 % of above			
Closing Balance in the			



## Real Estate Regulatory Authority, Karnataka

# 1/14, 2<sup>nd</sup> Floor, Silver jubilee block, Unity Building, CSI Compound 3<sup>RD</sup>  
Cross, Mission Road, Bengaluru -560027



Account as on date of this certificate			
---	--	--	--

Promoter has opened new bank account for the purpose of this Project. Details of  
New Bank Account (proposed designated account) –

Name of the Account Holder:

Designated Account Number:

Bank Name:

Account Name:

IFSC Code:

Branch Name:

### Observations – any comments / noncompliance –

This certificate is being issued for RERA compliance for the project \_\_\_\_\_  
[Promoter's Name] and is based on the records and documents produced before me  
and explanations provided to me by the Promoter of the project.

Signature of Chartered Accountant :  
Name :  
Designation :  
Membership Number :  
Contact Number :  
Address :  
Email id :  
Website Link :

Date:

Place:

UDIN No:



## Real Estate Regulatory Authority, Karnataka

# 1/14, 2<sup>nd</sup> Floor, Silver jubilee block, Unity Building, CSI Compound 3<sup>RD</sup>  
Cross, Mission Road, Bengaluru -560027



### Form-B5

(On Bank Letter head)

#### Format of NOC to be issued by Existing Bank for change of Bank Account

Date:

To,  
The Secretary  
Real Estate Regulatory Authority –Karnataka  
Bengaluru

Madam/Sir,

Subject: No Objection Certificate For Bank Account Bearing No. \_\_\_\_\_, in the name of \_\_\_\_\_ held by \_\_\_\_\_, in our bank.

This is to certify that :

1. There are no orders for attachment/freezing the subject bank account have been issued by any statutory Authority, including Income Tax Department/GST or any other statutory Authority.
2. No order/s of injunction have been communicated to us or any notice served on us by any court/Tribunal or quasi-judicial Authority by virtue of which the Promoter is restrained from operating the account or changing the bank account.
3. The Promoter has not defaulted on repayment of any borrowings/loans from the bank due to which it/he/she is prohibited from changing the Project bank account.

Banker Designation :  
Banker Name :  
Signature :  
Seal :  
Bank Name :  
Branch Name :  
IFSC Code :



## Real Estate Regulatory Authority, Karnataka

# 1/14, 2<sup>nd</sup> Floor, Silver jubilee block, Unity Building, CSI Compound 3<sup>RD</sup>  
Cross, Mission Road, Bengaluru -560027



### Form- B6

#### Certificate of Fund Transfer from Bank having Proposed Bank Account

To,

Karnataka Real Estate Regulatory Authority,

\_\_\_\_\_

#### Sub: Details of RERA Bank Account

Ref: Project Name: \_\_\_\_\_, Promoter Name: \_\_\_\_\_, Project  
Registration Number \_\_\_\_\_

Dear Sir,

This is to certify that the promoter \_\_\_\_\_ has the bank account operational with  
our bank as per following details.

Bank Name	
Branch Name	
Account Number	
Account Name/holder Name	
Type of Account	
IFSC Code	
Closing Balance (as on _____) in Rs.	

Further, a sum of Rs. \_\_\_\_\_ (in words: \_\_\_\_\_) has been credited into the  
above mentioned bank account on date \_\_\_\_\_.

Dated: \_\_\_\_\_

Place: \_\_\_\_\_

Yours Faithfully

Name and Signature \_\_\_\_\_

Seal of the Promoter/Authorised Signatory



## Real Estate Regulatory Authority, Karnataka

# 1/14, 2<sup>nd</sup> Floor, Silver jubilee block, Unity Building, CSI Compound 3<sup>RD</sup>  
Cross, Mission Road, Bengaluru -560027



### Form-B7

#### Confirmation Letter of change in RERA Bank Account

To,

Karnataka Real Estate Regulatory Authority,

\_\_\_\_\_

#### Sub: Confirmation of change in RERA Bank Account

Ref: Project Name: \_\_\_\_\_, Promoter Name: \_\_\_\_\_, Project  
Registration No. \_\_\_\_\_.

With reference My / Our Application for change in RERA Bank Account vide letter dated \_\_\_\_\_ and as per the terms and conditions mentioned in the in-principal approval received from the Authority vide / email dated \_\_\_\_\_, I / WE confirm that the RERA Bank Account has been changed and an amount of Rs. \_\_\_\_\_ (in words: \_\_\_\_\_) has been transferred to the Proposed RERA Bank Account.

I undertake that I shall operate the RERA Bank Account in compliance with RERA Act, Rules and Regulations.

Existing RERA Bank Account	
Bank Name	
Branch Name	
Account Number	
Account Name	
IFSC Code	

Proposed RERA Bank Account	
Bank Name	
Branch Name	
Account Number	
Account Name	
IFSC Code	

I/WE solemnly affirm and declare that the particulars given in herein are correct to my / our knowledge and belief.

Dated: \_\_\_\_\_



## Real Estate Regulatory Authority, Karnataka

# 1/14, 2<sup>nd</sup> Floor, Silver jubilee block, Unity Building, CSI Compound 3<sup>RD</sup>  
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Place: \_\_\_\_\_

Yours Faithfully

Name and Signature \_\_\_\_\_

Seal of the Promoter/Authorised Signatory

Note: The Bank Account should be opened in the local branch where the project is going on and Bank Account Name must be in the Name of Project Name.



## Real Estate Regulatory Authority, Karnataka

# 1/14, 2<sup>nd</sup> Floor, Silver jubilee block, Unity Building, CSI Compound 3<sup>RD</sup>  
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### Form-Ex1

#### Architect's Certificate For Status Of Work As On Date (Project Extension)

[Karnataka Real Estate Regulatory Authority  
(Real Estate (Regulation & Development) Rules, 2017)]

RERA No :  
Project Name :  
Promoter Name :

To  
The \_\_\_\_\_ (Name & Address of Promoter),

**Subject:** Certificate for percentage of Completion of Development of \_\_\_\_\_ [Project Name]

Sir,

I/ We \_\_\_\_\_ have undertaken assignment of certifying the percentage of Completion for Development of \_\_\_\_\_ [Project Name] bearing Registration Number \_\_\_\_\_.

I/We hereby certify that \_\_\_\_\_ % of work is complete as on \_\_\_\_\_ (Date) and \_\_\_\_\_ % of work is pending.

The percentage of work done so far is mentioned below.

Sl. No	Particulars	Completion status
1	Overall Work done in percentage till date	.....%
2	Percentage of Interior Works Complete	.....%
3	Percentage of Exterior Works Complete	.....%
4	Percentage of Amenities Complete	.....%
5	Percentage of Common areas Complete	.....%
6	Any other work done details	.....%

Yours Faithfully,

Signature & Name (in Block letter) of Architect

License No :  
Address :  
Contact No :  
Email id :  
Website link :

Place:  
Date



## Real Estate Regulatory Authority, Karnataka

# 1/14, 2<sup>nd</sup> Floor, Silver jubilee block, Unity Building, CSI Compound 3<sup>RD</sup>  
Cross, Mission Road, Bengaluru -560027



### Form-Ex2

#### Architect's Certificate For Pending Work As On Date (Project Extension)

[Karnataka Real Estate Regulatory Authority  
(Real Estate (Regulation & Development) Rules, 2017)]

RERA No :  
Project Name :  
Promoter Name :

To  
The (Name & Address of Promoter),

**Subject:** Certificate for percentage of Completion of Development of \_\_\_\_\_ [Project Name]

Sir,

I/ We \_\_\_\_\_ have undertaken assignment of certifying the percentage of pending work to be done for Completion for Development of \_\_\_\_\_ [Project Name] bearing Registration Number \_\_\_\_\_.

I/We hereby certify that \_\_\_\_\_ % of work is pending.

The percentage of work done so far is mentioned below.

Sl. No	Particulars	Percentage remaining	Duration needed to Complete
1	Overall Work to be done in percentage	.....%	.....days/months
2	Percentage of Interior Works to Complete	.....%	.....days/months
3	Percentage of Exterior Works to Complete	.....%	.....days/months
4	Percentage of Amenities to Complete	.....%	.....days/months
5	Percentage of Common areas to Complete	.....%	.....days/months
6	Any other work to be done details	.....%	.....days/months

Yours Faithfully,

Signature & Name (in Block letter) of Architect

License No :  
Address :  
Contact No :  
Email id :  
Website link :

Place:

Date:



## Real Estate Regulatory Authority, Karnataka

# 1/14, 2<sup>nd</sup> Floor, Silver jubilee block, Unity Building, CSI Compound 3<sup>RD</sup>  
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### Form-Ex3

#### Chartered Accountant's Fund Utilization Certificate (Project Extension)

[Karnataka Real Estate Regulatory Authority  
(Real Estate (Regulation & Development) Rules, 2017)]

RERA Registration Number :  
Project Name :  
Promoter Name :  
Total Cost of Real Estate Project :

To  
The \_\_\_\_\_ (Name & Address of Promoter),

**Subject: Certificate for Funds utilized for the Project \_\_\_\_\_ (Project Name)**

Sir,

I/ We \_\_\_\_\_ have undertaken assignment of certifying the funds utilized for \_\_\_\_\_ [Project Name] bearing Registration Number \_\_\_\_\_.

The Promoter in compliance with section 4(2)(I)(D), of the Real Estate (Regulation and Development) Act, 2016 has deposited 70% of the amounts received from the allottees of this project in the following account:

Name of the Account Holder:  
Designated Account Number:  
Bank Name:  
IFSC Code:  
Branch Name:

Sl.No	Particulars	INR in Rs.
1	Opening Balance in the Designated Account	
2	Total Amount collected from Allottees	
3	Total Amount invested by Promoter (Own Fund)	
4	Total Borrowings	
5	Total Amount utilized for Project till date	



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6	Closing Balance	
---	-----------------	--

I/We\_\_\_\_\_ certify that out of the funds received Rs.\_\_\_\_\_,  
Rs.\_\_\_\_\_ has been utilized for construction purposes of the project  
\_\_\_\_\_ (Project name) and Rs.\_\_\_\_\_ remains unutilized. Expenditures  
incurred for the purpose for which the funds were received is verified with the vouchers produced  
before me and that I have exercised the following checks to see that the money was actually utilized  
for the purpose for which it was sanctioned.

Yours Faithfully,

Signature of the Chartered Accountant

Name :  
Membership Number :  
Address :  
Contact Details :  
Email id :  
Website Link :

Date:

Place:



## Real Estate Regulatory Authority, Karnataka

# 1/14, 2<sup>nd</sup> Floor, Silver jubilee block, Unity Building, CSI Compound 3<sup>RD</sup>  
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### Form-Ex4

### Chartered Accountant's Certificate For Funds Required (Project Extension)

[Karnataka Real Estate Regulatory Authority ]  
(Real Estate (Regulation & Development) Rules, 2017)]

RERA Registration Number :  
Project Name :  
Promoter Name :  
Total cost of project as per RERA Registration :  
Total amount utilized for project till date :

To  
The \_\_\_\_\_ (Name & Address of Promoter),

**Subject: Certificate for Funds required for the Project \_\_\_\_\_ (Project Name)  
for completion of the Project**

Sir,

I/ We \_\_\_\_\_ have undertaken assignment of certifying the funds required for  
completion of \_\_\_\_\_ [Project Name] bearing Registration Number \_\_\_\_\_.

The Promoter in compliance with section 4(2)(I)(D), of the Real Estate (Regulation and  
Development) Act, 2016 has deposited 70% of the amounts received from the allottees of this project  
in the following account:

Name of the Account Holder:

Designated Account Number:

Bank Name:

IFSC Code:

Branch Name:

Sl.No	Particulars	INR in Rs.
1	Opening Balance in the Designated Account	
2	Total Amount collected from allottees	
3	Total Amount invested by Promoter (Own Fund)	
4	Total Amount to be received from allottees	
5	Borrowings: Name of the Lender:	



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	Amount Disbursed:	
	Amount pending for disbursement from Lender:	
	Amount to be repaid to lender:	
6	Mortgage Details: Mortgaged to (Name of the Entity/ Institution) :	
	Amount Disbursed:	
	Amount pending for disbursement:	
	Amount to be repaid to lender:	
7	Total Funds required for project completion (cost to go)	
8	Closing Balance	

\*Completion means completion of all development works as defined in section 2(t) of the Real Estate (Regulation and Development) Act, 2016.

I/We \_\_\_\_\_ certify that out of the total funds received Rs. \_\_\_\_\_ has been utilized for construction purposes of the project \_\_\_\_\_ (project name) and Rs. \_\_\_\_\_ is required to carry on the completion of work.

Yours Faithfully,

Signature of the Chartered Accountant

Name :  
Membership Number :  
Address :  
Contact Details :  
Email id :  
Website Link :

Date:

Place:



## Real Estate Regulatory Authority, Karnataka

# 1/14, 2<sup>nd</sup> Floor, Silver jubilee block, Unity Building, CSI Compound 3<sup>RD</sup>  
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### Form-Ex5

#### Engineer's Certificate For Status of Work As On Date (Project Extension)

[Karnataka Real Estate Regulatory Authority  
(Real Estate (Regulation & Development) Rules, 2017)]

RERA No :  
Project Name :  
Promoter Name :

To  
The \_\_\_\_\_ (Name & Address of Promoter),

**Subject:** Certificate for percentage of Completion of Development of \_\_\_\_\_ [Project Name]

Sir,

I/ We \_\_\_\_\_ have undertaken assignment of certifying the percentage of Completion for Development of \_\_\_\_\_ [Project Name] bearing Registration Number \_\_\_\_\_.

I/We hereby certify that \_\_\_\_\_ % of work is complete as on \_\_\_\_\_ (Date) and \_\_\_\_\_ % of work is pending.

The percentage of work done so far is mentioned below.

Sl. No	Particulars	Completion status
1	Overall Work done in percentage till date	.....%
2	Percentage of Civil Works Complete	.....%
3	Any other work done details	.....%

Yours faithfully

Name and Signature of the Engineer

License No :  
Address :  
Contact No :  
Email id :  
Website link ;

Date:

Place:



## Real Estate Regulatory Authority, Karnataka

# 1/14, 2<sup>nd</sup> Floor, Silver jubilee block, Unity Building, CSI Compound 3<sup>RD</sup>  
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### Form-Ex6

#### Engineer's Certificate For Pending Work As On Date (Project Extension)

[Karnataka Real Estate Regulatory Authority  
(Real Estate (Regulation & Development) Rules, 2017)]

RERA No :  
Project Name :  
Promoter Name :

To,  
The \_\_\_\_\_ (Name & Address of Promoter),

**Subject:** Certificate for percentage of pending work to be done for Completion of  
\_\_\_\_\_ [Project Name]

Sir,

I/ We \_\_\_\_\_ have undertaken assignment of certifying the percentage of  
pending work to be done for Completion for Development of \_\_\_\_\_ [Project Name]  
bearing Registration Number \_\_\_\_\_.

I/We hereby certify that \_\_\_\_\_ % of work is pending.

The percentage of work to be done is mentioned below.

Sl. No	Particulars	Percentage remaining	Duration needed to Complete
1	Overall Work to be done in percentage	.....%	.....days/months
2	Percentage of Civil Works yet to complete	.....%	.....days/months
3	Any other Pending work details	.....%	.....days/months

Yours faithfully,

Name and Signature of the Engineer

License No :  
Address :  
Contact No :  
Email id :  
Website link ;

Date:  
Place



## Real Estate Regulatory Authority, Karnataka

# 1/14, 2<sup>nd</sup> Floor, Silver jubilee block, Unity Building, CSI Compound 3<sup>RD</sup>  
Cross, Mission Road, Bengaluru -560027



### Form-Ex7

#### Draft Affidavit For Seeking Extension of Registered Projects

I/WE \_\_\_\_\_ Director/s/ Designated Partner/s/Proprietor of the Promoter M/s. \_\_\_\_\_, a Company Incorporated under the Company Act / A duly incorporated LLP, A Partnership Firm / Proprietorship Firm / Promoter having its/My registered office at \_\_\_\_\_, Promoter of the Project “ \_\_\_\_\_”, having granted registration bearing No. \_\_\_\_\_, do hereby solemnly affirm to state on oath as follows:

1. I/We submit that I am/We are duly Authorised to swear to this Affidavit.
2. I/We submit that our/my project has been registered and the said registration is valid and subsisting.
3. I/We submit that at the time of application for grant of registration of the Project in compliance with Section 4(2)(I)(D) I/We have named our real estate project as “ \_\_\_\_\_” and according the Project is registered.
4. I/We submit that the development of work of the Project is ongoing and is yet to be completed.
5. I/We submit that \_\_\_\_\_ (give reason for seeking Extension of registered project in brief) because of which bonafide reason it has become necessary for us to seek for extension of the project registration.
6. I/We submit that I/We are seeking for extension of project registration for the aforesaid bonafide reason and not for nay other reason and in support of the same I/We submitted the necessary documents to support the application for providing extension of project registration.
7. I/We undertake to complete the project (extension of development carried out till date and the extent of development pending) during the period for completion of the project.
8. I/We state that, sanctions from the competent authority which is valid for a period which is longer than the proposed term of extension of the registration sought from the Authority.
9. I/We state that, we have informed all the Allottees in respect of the request making to the Authority for obtaining extension of registration of project completion date and their rights in the Project will not be affected due to the extension of project registration for completion of the project.

I/We submit that what is stated above is true to the best of my / our information and belief and this is my / our signature/s.

Date:

Deponent/s

Place:

SWORN TO BEFORE ME

