

Checklist to register Real Estate Project under RERA.

1. Name, Address, Certified copy of PAN cards, photographs and Email ID of the promoters
2. Name, registered address, type of enterprise, its Constitution and authorized representative of the entity.
3. Audited balance sheet of the promoter for the preceding financial year and income tax returns of the promoters for 3 preceding financial years.
4. Copy of authenticated legal title deed of the land.
5. Copy of development agreement if any.
6. Details of encumbrances on the land.
7. If promoter is not the owner of the land, consent of the owner to develop the land.
8. Estimated cost of real estate project certified by the chartered accountant. (Market value of land/lease charges as determined by Govt. Approved Valuer, cost of construction, other cost, interest, taxes, cess, development and other charges and all other charges/cost in relation to the project bifurcated into cost before the application for registration and subsequent to registration.
9. Time period within which promoter undertakes to complete the project certified by the architect.
10. Brief details of the projects launched in the past five year:
For past project if not completed and if there is a delay in completion then the reason for the delay.
11. An authenticated copy of the approvals and raja chithi (commencement certificate)
12. The sanctioned plan, layout plan and specifications.
13. The plan of development work, proposed facility including fire safety facilities, drinking water facilities, emergency evacuation services, use of renewable energy.
14. Details for the separate bank account for the real estate project.
15. The location details of the project with clear demarcation of land with latitude and longitude of the end points of the project.
16. Performa of the allotment letter,
17. Performa of agreement for sale
18. Performa of conveyance deed.
19. The number, type and the carpet area of apartments for sale with area of the exclusive balcony or verandah areas and the exclusive open terrace areas apartment with the apartment, if any.
20. The number and areas of covered parking for sale and open parking area.
21. The names and addresses of the contractors, architect, structural engineer engaged in the development of the project.
22. An affidavit to be signed (will be given by us) Form - B
23. Details of the legal cases pending against promoters, projects and entity.
24. Details of the agency taking up the external development work.
25. Name and addresses of the real estate agents for the proposed project.

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Note: This is the suggestive checklist based on the various material available. On application we may need some more details as required by the RERA authority.