



**GUJARAT REAL ESTATE REGULATORY AUTHORITY
Gandhinagar**

Dated the 02nd January, 2018

**GUJARAT REAL ESTATE REGULATORY AUTHORITY (GENERAL)
(Second Amendment) REGULATIONS, 2018**

No: GujRERA.2017/Gen.Reg./Amdt/2/ - In exercise of the powers conferred on it under sub-sections (1) and (2) of Section 85 of the Real Estate (Regulation and Development) Act, 2016 and of all other powers enabling it in that behalf, the Gujarat Real Estate Regulatory Authority hereby amends the Gujarat Real Estate Regulatory Authority (General) Regulations 2017 as follows namely:-

Short title and Commencement:-

1.

(a) These Regulations may be called the 'Gujarat Real Estate Regulatory Authority (General) (Second Amendment) Regulations 2018.

(b) These Regulations shall come into force at once.

2. Substitution of Forms 1, 2 & 3:

In the Gujarat Real Estate Regulatory Authority (General) Regulations, 2017, for Forms 1, 2 and 3, the following Forms shall be substituted, namely:-

Dr. Manjula Subramaniam

CHAIRPERSON

Gujarat Real Estate Regulatory Authority

"FORM 1
(See Regulation 3)
ARCHITECT'S CERTIFICATE (On Letter Head)

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account)

Date:

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 (Gujarat RERA 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,

I/We _____ have undertaken assignment as Architect of certifying Percentage of Completion of 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) _____ as per the approved plan.

1. Following technical professionals are appointed by Owner/Promoter:- (as applicable)

- (i) M/s./Shri/Smt. _____ as Engineer
- (ii) M/s./Shri/Smt. _____ as Structural Consultant
- (iii) M/s./Shri/Smt. _____ as MEP Consultant
- (iv) M/s./Shri/Smt. _____ as Site Supervisor/Clerk of Works

Based on Site Inspection by undersigned on _____ date and with respect to each of the Building/Wing or of the plots as the case may be 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 GujRERA 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 A and B.

Table – A

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

Sr. No.	Tasks/Activity	Percentage of work done
1	Excavation	
2	_____ number of Basement(s) and Plinth	
3	_____ number of Podiums	
4	Stilt Floor	
5	_____ number of Slabs of Super Structure	
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	
7	Sanitary Fittings within the Flat/Premises	
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	
10	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/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation/Completion Certificate	

TABLE-B

Internal & External Development Works in Respect of the entire Registered Phase

Sr. No.	Common areas and Facilities Amenities	Proposed (Yes/No)	Percentage of Work Done	Remarks
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 /STP			
9	Solid Waste Management & Disposal			
10	Water Conservation, Rain Water Harvesting , Percolating Well/Pit			
11	Energy Management			
12	Fire Protection and Fire Safety Requirements			
13	Electrical Meter Room, Sub-station, Receiving Station			
14	Others (Option to Add more)			

Yours Faithfully,

Signature & Name (IN BLOCK LETTERS) with Stamp of Architect

Council of Architects (CoA) Registration No. CA/_____/_____

Council of Architects (CoA) Registration valid till (Date) _____

FORM – 2

(See Regulation 3)

ENGINEER'S CERTIFICATE (On Letter Head)

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account – Project wise)

Date:

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 or for the plotted project, as the case may be, (GujRERA 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)

Ref: GujRERA Registration Number _____

Sir,

I/We _____ have undertaken assignment of certifying Estimated Cost for the Real Estate Project proposed to be registered under GujRERA, being _____ Building(s)/ _____ Wing(s) of the _____ Phase or for the plots of the plotted project as the case may be, 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)

1. Following technical professionals are appointed by Owner/Promoter:- (as applicable)

- (i) M/s/Shri/Smt _____ as 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 Drawing/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 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. Based on Site Inspection by undersigned on _____ date, 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/Wing bearing Number _____ or called _____

(to be prepared separately for each Building/Wing of the Real Estate Project)

Sr. No.	Particulars	Amounts (in Rs.)
1	Total Estimated Cost of the building/wing as on _____ date of Registration is	
2	Cost incurred as on _____	
3	Work done in Percentage (as Percentage of the estimated cost)	
4	Balance Cost to be Incurred (Based on Estimated Cost)	
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table –C)	

TABLE – B

Internal & External Development Works in Respect of the entire Registered Phase

Sr. No.	Particulars	Amounts (in Rs.)
1	Total Estimated Cost of the Internal and External Development Works including amenities and Facilities in the layout as on _____ date of Registration is	
2	Cost incurred as on _____	
3	Work done in Percentage (as Percentage of the estimated cost)	
4	Balance Cost to be Incurred (Based on Estimated Cost)	
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table –C)	

Yours Faithfully,

Signature & Name (IN BLOCK LETTERS) with Stamp of Engineer

Local Authority license no. _____

Local Authority License no. valid till (Date) _____

***Note**

1. 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.
2. (*) 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 Promoter, 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 (*).
3. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.

4. 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.
5. All components of work with specifications are indicative and not exhaustive.

Table –C

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

FORM-3**(See Regulation 3)****CHARTERED ACCOUNTS CERTIFICATE (On Letter Head)****(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)****Cost of Real Estate Project GujRERA Registration Number _____**

Sr. No.	Particulars	Amount (in Rs.)	
		Estimated (Colum -A)	Incurred & Paid (Colum -B)
1	<p>(I) Land Cost:</p> <p>a. Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost</p> <p>b. Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area and any other incentive under DCR from Local Authority or State Government or any Statutory Authority</p> <p>c. Acquisition cost of TDR (if any)</p> <p>d. Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government towards stamp duty, transfer charges, registration fees etc. and</p> <p>e. Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by Public Authorities.</p> <p>f. Under Redevelopment / Rehabilitation Scheme:</p> <p>(i) Estimated construction cost of redeveloped / rehab building including site development and infrastructure for the same as certified by Engineer (Column-A)</p> <p>(ii) Actual Cost of construction of redeveloped / rehab building incurred as per the books of accounts as verified by the CA (Column-B)</p>		

	<p>Note: (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered)</p> <p>(iii) Cost towards clearance of land of all or any encumbrances including cost of removal of legal/illegal occupants, cost for providing temporary transit accommodation or rent in lieu of Transit Accommodation, overhead cost.</p> <p>(iv) Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation.</p>		
	Sub-Total of LAND COST		
	<p>(II) Development Cost/Cost of Construction:</p> <p>a. (i) Estimated Cost of Construction as certified by Engineer (Column - A)</p> <p>(ii) Actual Cost of Construction incurred and paid as per the books of accounts as verified by the CA (Column - B)</p> <p>Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)</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,</p>	Amount (in Rs.)	
		Estimated (Colum -A)	Incurred & Paid (Colum -B)

	<p>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>		
	Sub-Total of Development Cost		

2. Total Estimated Cost of the Real Estate Project

(1(I) + 1 (II)) of Estimated Column -A

3. Total Cost Incurred and Paid of the Real Estate Project

(1(I) + 1 (II)) of Incurred and Paid Column - B

4. Percentage of completion of Construction Work

(as per Project Architect's Certificate on completion of project) _____ %

5. Proportion of the Cost incurred and paid on Land Cost and Construction Cost to the Total Estimated Cost.(Sr. No. 3/2) _____%

6. Amount which can be withdrawn from the Designated Account

Total Estimated Cost x Proportion of cost incurred and paid
(Sr. number 2 x Sr. number 5)

7. Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement

8. Net Amount which can be withdrawn from the Designated Bank Account under this certificate

Details of RERA Account:

Bank Name	
Branch Name	
Account No.	

IFSC Code	
Opening Balance (as on _____)	
Deposit during the period	
Withdrawals during the period	
Closing Balance (as on _____)	

This certificate is being issued for RERA compliance for the Company (Promoter's Name _____ and Project Name _____) and is based on the records and documents produced before me and explanations provided to me by the management of the Company; based on the verification of books of accounts till (date) _____.

Yours Faithfully,

Name and Signature of Chartered Accountant with Stamp

For (Name of CA Firm)

Partner / Proprietor

(Membership Number.....)

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

1. Estimated Balance Cost to Complete the Real Estate Project _____
(Difference of Total Estimated Project cost less Cost incurred)
2. Balance amount of receivables from booked 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 Unbooked 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 unbooked apartments
as per Annexure-A to this certificate.
4. Estimated receivables of ongoing project. Sum of 2 + 3 (ii)
5. Amount to be deposited in Designated Account – 70% or 100%
If 4 is greater than 1, then 70% of the balance receivables of
Ongoing project will be deposited in designated Account.
If 4 is lesser than 1, then 100% of the balance receivables of
Ongoing project will be deposited in designated Account. _____ %

This certificate is being issued for RERA compliance for the Company (Promoter's Name _____ and Project Name _____) and is based on the records and documents produced before me and explanations provided to me by the management of the Company; based on the verification of books of accounts till (date) _____.

Yours Faithfully,

Name and Signature of Chartered Accountant with Stamp
For (Name of CA Firm)

Partner / Proprietor
(Membership Number.....)

Annexure-A

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

Booked Inventory

Sr.No.	Block / Type/ Bungalow/ Category (as per Form 1)	Flat / Bungalow / Office / Plot No.	Carpet Area (in Sq. Mts.)	Area of exclusive balcony / verandah (Sq. Mts.)	Unit Amount Consideration as per Agreement (as per Clause 1(b) of the Model Form of Agreement to be entered between Promoter and Allottee(s))/Letter of Allotment	Received Amount	Balance Amount

	Total Proposed	Total Booked
No. of Garages		
No. of Covered Parking		
No. of Open Parking		

(Unbooked Inventory Valuation)

Of the Residential/commercial premises Rs. _____ per sm.

Sr. No.	Block / Type/ Bungalow/ Category (as per Form 1)	Flat / Bungalow / Office / Plot No.	Carpet Area (in Sq. Mts.)	Area of exclusive balcony / verandah (Sq. Mts.)	Estimated Amount of Sale Proceeds