

CHHATTISGARH REAL ESTATE REGULATORY AUTHORITY (GENERAL) REGULATIONS, 2020

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2. REGULATIONS Short title, extent and commencement.— (1) These regulations may be called the Chhattisgarh Real Estate Regulatory Authority (General) Regulations, 2020. (2) These regulations shall come into force on the date of its publication in the Official Gazette. (3) These Regulations shall apply in relation to all matters falling within the jurisdiction of the Authority in the State of Chhattisgarh. Definitions.- (1) In these regulations, unless the context otherwise requires,— (i) (ii) (iii) (iv) (v) (vi) (vii)

(viii) (ix) "Act" means the Real Estate (Regulation and Development) Act, 2016 as amended from time to time; "Authority" means the Chhattisgarh Real Estate Regulatory Authority; "Adjudication" means the process of arriving at decisions on complaints submitted to the Authority or the Adjudicating Officer under Section 31 of the Act; "Chairperson" means the Chairperson of the Authority; "Consultant" includes any person not in the employment of the Authority who may be appointed as such to assist the Authority on any matter required to be dealt with by the Authority under the Act and the rules and regulations made there under; "Member" means a member of the Authority; "Officer" means an Officer of the Authority; "Proceedings" mean and include proceedings of all nature that the Authority may conduct for the discharge of its functions under the Act, the Rules and the Regulations; "Registrar" means the Registrar of the Authority; 302 (32) 3. 4. 5. 6. 7. 6 2020 (x) "Regulations" mean the Chhattisgarh Real Estate Regulatory Authority (General) Regulations, 2020 as amended from time to time; (xi) "Rules" mean the rules framed by Government of Chhattisgarh, under the Real Estate (Regulation and Development) Act, 2016 and as amended from time to time. (2) Words or expressions used and not defined in these Regulations but defined in the Act or the Rules shall bear the same meanings respectively assigned to them in the Act and the Rules. (3) In construing these Regulations, the singular shall include the plural and vice versa.

Authority's office, office hours and sittings.— (1) The head office of the Authority shall be at Raipur. (2) The Authority shall follow the office timings and holidays as notified from time to time by the State Government for its offices in Raipur, unless otherwise decided by the Authority. (3) The Authority may conduct its proceedings at the head office on days and time as directed by the Chairperson. Language of the Authority.— (1) The proceedings of the Authority shall be conducted in English or Hindi. (2) Any translation which is agreed to by the parties to the proceedings or which any of the parties furnish, may be accepted by the Authority as a true translation. (3) The Authority may, in appropriate cases, direct translation of petitions and their accompanying documents into English or Hindi.

Authority to have seal of its own.— Any document requiring authentication by the Authority shall be issued under the seal of the Authority, and shall be signed by the Registrar or other Officer authorized by the Chairperson in this behalf. Officers of the Authority.— (1) The Authority shall have the power to appoint the Registrar, Officers and other employees for discharging various duties. The qualifications, experience and terms and conditions of service and appointment of such Registrar, Officers and other employees shall be subject to such regulations as may be specified by the Authority. (2) The Authority may appoint or engage consultants to assist the Authority in the discharge of its functions.

Registrar. (1) The Registrar shall be the Principal Executive Officer of the Authority and shall exercise his powers and perform his duties under the control of the Chairperson. (2) The Authority, in the discharge of its functions under the Act, may take such assistance from the Registrar as it may deem fit. 6 2020 302 (33) (3) In particular, and without prejudice to the generality of the provisions of Sub-regulations (1) and (2) of this regulation, the Registrar shall have the following powers and perform the following duties, viz :— (i) (ii) (iii) (iv) (v) (vi) (vii) He shall have custody of the seal and the records of the Authority. He shall receive or cause to receive all documents, including, inter alia, complaints, applications or reference pertaining to the Authority. including, inter alia, He shall scrutinize documents, complaints, applications or references and shall be entitled to seek clarifications or rectifications upon the same and issue appropriate directions pertaining to the acceptance or rejection of such documents. He shall prepare or cause to be prepared brief and summaries of pleadings presented by various parties in cases filed before the Authority. He shall carry out such functions under the Act or the Rules, as may be delegated to him by the Chairperson, by general or special order. He shall assist the Authority in the proceedings relating to the powers exercisable by the Authority, as directed by the Chairperson. He shall provide notice for meeting, prepare the agenda for meetings and minute the proceedings of the Authority's meetings. (viii) He shall authenticate the orders passed by the Authority. (ix) (x) He shall, so far as it is possible, monitor compliance of the orders passed by the Authority and shall forthwith bring to the notice of the Authority any non-compliance thereof. He shall have the right to collect from the State Government or other offices, companies and firms or any other party as may be directed by the Chairperson, such information and record, report, documents, etc., as may be considered necessary for the purpose of efficient discharge of the functions of the Authority under the Act and the Rules and place the same before the Authority. 8

9. In the absence of the Registrar, the Officer of the Authority designated by the Chairperson in this behalf, shall exercise the functions of the Registrar. The Chairperson shall, at all times, have the power,

either on an application made by any interested or affected party or suo-motu, to review, revoke, revise, modify, amend, alter or otherwise change any order issued or action taken by the Registrar or any Officer of the Authority, if he considered appropriate. 302 (34) 6 2020 IO. The Registrar may, with the written approval of the Chairperson, delegate to any Officer of the Authority any function required by these Regulations or otherwise to be exercised by the Registrar. Meetings- 11. 12. 13. 14. 15

16. The quorum for the meetings of the Authority shall be two or as decided by the Chairperson. If in any meeting of the Authority duly convened, the quorum is not present, the meeting shall stand adjourned for date, time and venue as decided by the Chairperson. The Chairperson shall preside over the meetings and conduct the business. If the Chairperson is unable to be present in the meetings for any reason, or where there is no Chairperson, the senior most Member present shall preside over the meeting. (1) All questions which come up before any meetings of the Authority shall be decided by a majority of votes of the Members present and voting. In the event of equality of votes, the Chairperson or in his absence, the Member presiding shall have a second or casting vote. (2) Save as otherwise provided in these Regulations, every Member shall have one vote. (1) The Registrar or in his absence an Officer of the Authority designated by the Chairperson, shall record the minutes of the meetings and maintain a register which shall, amongst other things, contain the names and designation of Members and invitees present in the meeting, a record of proceedings and notes of dissent, if any. The draft minutes shall, as soon as practicable, be sent to the Chairperson and the attending Members. (2) The decision taken in a meeting of the Authority shall be recorded in the minutes in a clear and concise manner, along with reasons. In case the minutes record any statement/ submission made by an invitee, a copy of the minutes shall be sent to such invitee. (3) The minutes of the previous meeting shall be confirmed by circulation or at the next meeting of the Authority. Authorized Representative.— A person who is a party to any proceedings before the Authority may either appear in person or any other person authorised by him to present his case before the Authority and to do all or any of the acts for the purpose: Provided that, the Authority may, from time to time, determine the terms and conditions subject to which the parties may authorize representative(s) to plead on their behalf. In such cases the Authority shall have the power to summon and enforce the attendance of all persons who are concerned with the Real Estate Project, including lenders, as well as the persons who have accorded permissions to the Real Estate Project, as Competent Authority. 6 2020 302 (35) 17

18. Orders of the Authority.— (1) The Authority Chairperson/ Member (s) hearing a proceeding shall pass orders in such proceedings, and such orders shall be signed by the Chairperson/ Members of the Authority hearing such proceeding. (2) All orders and decisions issued by the Authority shall be certified by the signature of the Registrar or an Officer empowered in this behalf by the Chairperson and shall bear the official seal of the Authority and be communicated as expeditiously as possible from the date of passing thereof to all parties in the proceeding. Interim Orders, investigation, inquiry, collection of information, etc:— (1) The Authority may pass such ad-interim orders, as the Authority may consider appropriate at any stage of any proceedings, having regard to the facts and circumstances of the case. (2) The Authority may make such direction or order as it thinks fit for collection of information, inquiry, investigation, entry, search, seizure and, without prejudice to the generality of its powers, including, inter alia, the following :— (i) The Authority may, at any time, direct the Registrar or any one or more Officers or any other person as the Authority considers appropriate to study, investigate or furnish information with respect to any matter within the jurisdiction of the Authority under the Act and the Rules. (ii) The Authority may, for the above purpose, give such other directions as it may deem fit and state the time within which the report is to be submitted or information furnished. (iii) The Authority may issue or authorise the Registrar or an Officer to issue directions to any person to produce before it and allow it to be examined and kept by an Officer of the Authority directed in this behalf the books, accounts, etc., or direct to furnish any information to the designated Officer. (iv) The Authority may issue such directions, for the purpose of collection of any information, particulars or documents that the Authority considers necessary in connection with the discharge of its functions under the Act and the Rules. (v) If any such report or information obtained appears to the Authority to be insufficient or inadequate, the Authority or the Registrar or an Officer authorised for the purpose may give directions for further inquiry, report and furnishing of information. (vi) The Authority may direct such incidental, consequential and supplemental matters to be attended to which may be considered relevant in connection with the above. (3) If the report

or information obtained in accordance with Regulation 26 above or any part thereof is proposed to be relied upon by the Authority for forming its opinion or view in any proceedings, the parties to the proceedings shall be given a reasonable opportunity for filing objections and making submissions on such report or information. 302 (36) 19. 20. 6 2020 Formats of Certificates of Architect, Engineer and Chartered Accountant.— (1) The formats of Certificates required to be submitted are mentioned below:- (a) The certificates, issued by the project architect, project engineer, chartered accountant and submitted to office of Chhattisgarh Real Estate Regulatory Authority for project registration and quarterly update of project status (in the official website of Authority) shall be in Annexure I, 2 and 3 respectively. (b) The certificates, issued by the project architect, project engineer, chartered accountant and submitted to the banks for getting release of money from the separate account shall be in Annexure 4, 5 and 6 respectively. The certificate issued by the project architect on completion of each of the building/ wing of the real estate project and/or entire project shall be in Annexure 7. Additional Disclosures by Promoters on the Website and Project site.— (1) In addition to all the details of the proposed Real Estate project, to be uploaded by the promoter on his webpage on the website of the Authority, as required under sub-section (1) of section 11 of the Act and clause (I) and (2) of Rule 3 of the Chhattisgarh Real Estate (Regulation and Development) Rules, 2017, the promoter shall additionally upload the following details:— (a) The annual report on statement of accounts, in Annexure 8 [issued in accordance with the third proviso to clause (l) of sub- section (2) of Section 4 of the Act] duly certified and signed by the chartered accountant who is the statutory auditor of the promoter's enterprise. Explanation 1:— The chartered accountant certifying the progress of the registered real estate project for the purpose of withdrawal of amounts from the separate account should be a different entity than the chartered accountant who is the statutory auditor of the promoter's enterprise. Explanation 2 :— If the Annexure 8 issued by the statutory auditor 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, shall 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 revocation of membership. (b) The sanctioned plans, layout plans, along with specifications, approved by the Competent Authority shall be prominently displayed by the promoter at the project land site. 6 2020 302 (37) 21. (c) The Promoter shall be liable to display the address of official website of CG RERA <https://rera.cgstate.gov.in> along with project registration number on advertisement (in any form) and prospectus/ brochures of project in legible fonts. Confidentiality.- (a) The Authority shall appraise and determine whether any document or evidence provided to it by any party and claimed by that party is a confidential nature merits being withheld from disclosure to other parties as being confidential and shall provide brief reasons in writing for arriving at its conclusion. (b) If the Authority is of the view that the claim for confidentiality is justified the Authority may direct that the same be not provided to such parties as the Authority may deem fit. However, the party claiming the confidentiality shall provide a brief non-confidential summary of the substance of the documents found to be confidential and import the same. (c) Notwithstanding anything in the above, it shall be open to the Authority to take into consideration the contents of the documents found to be confidential in arriving at its decision

22. Commission's records-documentation, inspection, confidentiality and accessibility.— (I) The Authority shall, as soon as may be practicable, maintain an indexed database of its records including, inter alia, complaints filed, details of hearings conducted, orders/ documents issued from time to time. 23. (a) The Authority shall, on such terms and conditions as the Authority considers appropriate, provide for supply of certified copies of documents and papers available with the Authority to any person, applying in Annexure 9, subject to the payment of fee and complying with the terms as the Authority may direct. The Authority shall designate an Officer for ensuring timely response to requests received for supply of certified copies of documents who shall endeavour to dispatch the certified copies of documents requested for within a period of fifteen (15) working days from the date of receipt of request. (b) The Authority may, by order, direct that any information, documents and papers/ materials maintained by the Authority, shall be confidential or privileged and shall not be available for inspection or supply of certified copies, and the Authority may also direct that such document, papers, or materials shall not be used in any manner except

as specifically authorised by the Authority. (2) The Authority shall endeavour to make information involving public interest accessible and available to the public, including, inter alia, through its website. Extension or abridgement of time prescribed.— Subject to the provisions of the Act or the Rules, the time prescribed by the Regulations or by order of the Authority for doing any act may be extended (whether it has already expired or not) or abridged for sufficient reason by an order of the Authority. 302 (38) 24. 25. 26. 27. 28. 6 2020 Effect of non-compliance.- Failure to comply with any requirement of the Regulations shall not invalidate any proceeding merely by reason of such failure unless the Authority is of the view that such failure has resulted in miscarriage of justice. Costs.— (1) Subject to such condition and limitation as may be directed by the Authority, the costs of and incidental to, all proceedings shall be awarded at the discretion of the Authority and the Authority shall have full power to determine by whom or out of what funds and to what extent such costs are to be paid and give all necessary directions for the afore said purposes, (2) The costs shall be paid within thirty (30) days from the date of the order or within such time as the Authority may, by order, direct. If a party fails to comply with an order for costs within the permitted period, the order of the Authority awarding costs shall be executed forthwith in the same manner as a decree/ order of a Civil Court. Administrative Charges and Standard Fees.— (1) The Authority may, by order, fix standard fees, including annual fees, to be levied on the promoters or real estate agents or allottees for inspection of documents, certified copies of documents, the updating of website, data base management and maintenance of the website. (2) The Authority may, by order, fix standard fee for quarterly updation of project status on official website of Authority. The Authority may also charge standard fee from the promoter for serving of notices regarding delay in the updation of the same. (3) The Authority may by the order, fix standard fee for serving of notices, with respect to complaints, registered with the Authority, to be levied on the promoters or real estate agents or allottees for the same. Issue of orders and directions.- Subject to the provisions of the Act, Rules and Regulations, the Authority may, from time to time issue orders and directions in regard to the implementation of the Regulations and procedure to be followed. Saving of inherent power of the Authority.- (1) Nothing in the Regulations shall be made to limit or otherwise affect the inherent power of the Authority to make such orders as may be necessary for meeting the purposes of justice or to prevent the abuse of the process of the Authority. (2) Nothing in these Regulations shall bar the Authority from adopting in conformity with the provisions of the Act or Rules, a procedure, which is at variance with any of the provisions of these Regulations including summary procedures, if the Authority, in view of the special circumstance of a matter or class of matters and for reasons to be recorded in writing, deems it necessary or expedient for dealing with such a matter or class of matters. (3) Nothing in the Regulations shall bar the Authority to deal with any matter or exercise any power under the Act or Rules for which no regulations have been framed, and the Authority may deal with such matters, powers and functions in a manner it thinks fit. 6 2020 302 (39) 29

30. General power to amend/rectify.• The Authority may, at any time and on such terms, as it may think fit, amend any defect or error in any proceedings before it (including any clerical or arithmetical error in any order passed by the Authority). All such necessary amendments or rectifications shall be made for the purpose of determining the real question or issue arising in the proceedings: Provided that if the Authority desires to make amendments or rectifications in order to determine the real question or issue arising, the Authority shall provide an opportunity to the parties affected by such amendment or rectification touching the real question or issue to make representations and submissions with respect to the proposed amendment or rectification. Power to remove difficulties.- If any difficulty arises in giving effect to any of the provisions of the Regulations, the Authority may, by general or special order, do anything not being inconsistent with the provisions of the Act or Rules, which appears to be necessary or expedient for the purpose of removing the difficulties. By order and in the name of the Governor of Chhattisgarh, BHOSKAR VILAS SANDIPAN, Joint Secretary. 302 (40) 6 2020 ANNEXURE-I ARCHITECT'S CERTIFICATE (To be submitted at the time of Registration and quarter update of the Project) To, The (for the period till Certificate No. (Name and Address of Promoter), Subject: - Certificate of Percentage of Completion of Construction/ Development work in (Project Name). Ref: CGRERA Registration No. Sir, 1/We have undertaken assignment as Architect for certifying Percentage of Completion of Construction/ Development Work of the admeasuring Tehsil Project, situated District sq.mtr. being area at Village developed by 1. (Promoter's Name). Following technical professionals have been appointed by the

Promoter:- (i) M/ s/ Shri/ Smt (ii) M/ s / Shri / Smt (iii) M/ s/ Shri / Smt Plumbing Consultant; (iv) M/ s / Shri / Smt as Land Surveyor/ Architect; as Structural Consultant; as Mechanical, Electrical, as Head Site-Supervisor; Based on Site Inspection, with respect to the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done, for the Real Estate Project (Project Name), 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. Certificate No. Sr. No. 1. 2. 3. 5* Tasks / Activity Excavation Table A Total Area Work Done Area Percentage of work done and Plinth number of Basement(s) Stilt Floor number of Slabs of Super Structure Internal task/ activities to each of the Flat Premises - 302 (41) 6. 7. 8. 9. 6 2020 (i) Internal walls, Internal Plaster, (ii) Floorings within Flats/ Premises, (iii) Doors and Windows iv Paintin of internal walls Sanitary Fittings within the Flat / Premises, Electrical Fittings within the Flat Premises Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks The external plumbing and external plaster, external painting, elevation, completion of terraces with water roofin of the Buildin Win Installation of Lifts, Water Pumps, Fire Fighting Fittings and Equipment, Electrical fittings to Common Areas, Electro Mechanical equipments, Compliance conditions of to environmental NOCs (if any), Finishing to entrance lobby, plinth protection, paving of areas appurtenant to Building, Compound Wall and all other requirements as may be required to obtain Occupation Completion Certificate *Note — Separate work done percentage should be mentioned for each of the sub heading in row no. 5 TABLE-B Internal & External Development Works in Respect of the entire Project S. No 1. 2. 3. 4. 5. 6. 7. 8. 9. IO

11. Common areas Facilities, Amenities and Proposed es/No Percentage of Details Work done Internal Roads &Foot aths Water Su 1 Line Sewerage (chamber, lines, Se tic Tank Sewage Treatment Plant STP Storm Water Drains Landscaping & Tree Plantin Street Li tin Community Buildings/ Club House Solid Waste management & Dis osal Water conservation, Rain water harvesting Ener Mana ement Sub- 302 (42) 12.13. 14. 15. 16. No

1. Place: 6 2020 station Fire protection and fire safe re uirements O en area Park Bound Wall & Main Gate Securi Service Others (As per Brochure) O tion to Add more TABLE C Overall ercenta e of the work com Particular Overall percentage of construction/ development completed as per Table- A and Table-B.Total Area leted Work Done Area Percentage of work done Signature and Name of the Architect (License No.... . Certificate No. GUIDANCE NOTE FOR THE ARCHITECT AT THE TIME OF ISSUE OF THIS CERTIFICATE: (1) The Architect should be a member of council of Architecture and could be preferably the one appointed by the promoter for representing before the Competent Authority for getting the approval and sanctions for the project. (2) There should be proper agreement between the Promoter and the Architect for the supervision and the services to be provided for the Real Estate Project. (3) The Architect should visit the site and verify that the work has been completed as per the approved plans (4) The Architect must use his professional knowledge, skill and experience in providing the information in this certificate. (5) The Architect shall be held responsible and accountable for any wrong information in the certificate. The Architect shall be liable for any penal action under Real Estate (Regulation and Development) Act, 2016 including recommendation to the council of Architecture to initiate necessary disciplinary action including revocation of membership for issue of wrong certificate. (6) This certificate has to be issued on the letter head of the Architect, affixing the stamp of the Architect, along with Architect's signature on each page. (7) The Architect shall not be in the list of Defaulter Architect of the Council of Architect at the time of issue in this certificate. (for the period till Certificate No. To, The (Name and Address of Promoter), Su bject: Certificate of Cost Incurred for Development (Project Name) 6 2020 ENGINEER'S CERTIFICATE 1. 302 (43) ANNEXURE-2 (To be submitted at the time of Registration and quarter update of the Project) of Ref: CGRERA Project Registration No. Sir, 1/ we certifying estimated cost of the have undertaken assignment for Village admeasuring Tehsil sq.mtr. (Promoter Name). area, Project, situated at District being developed by Following technical professionals have been appointed by thePromoter :- (i) M/ s / Shri/ Smt (ii) M/ s / Shri / Smt (iii) M/ s / Shri / Smt Plum bing Consultant; (iv) M/ s / Shri / Smt as Land Surveyor/ Architect; as Structural Consultant; as Mechanical, Electrical, as Quantity Surveyor* 2

3. I have estimated the cost of the project for completion, to obtain Occupation Certificate/ Completion Certificate.My estimated cost calculations are based on the Drawings/ plans made available to me for the project by the Promoter and the Schedule of items and quantity for the entire work as

calculated by me and the site inspection carried out by me. I certify that the Cost of the Civil, Mechanical, Electrical, Plumbing and allied works for the aforesaid Project, as completed on the date of this certificate is as given in Table-A and Table-B below: Certificate No. TABLE-A (Apartments/ Buildings Construction) Sr. No 1 2 3 4 Particulars Total Estimated of the cost buildings/ apartments/ wings as on date Cost incurred as on on the Estimated cost Work done in Percentage (based as Percenta e of the estimated cost Balance Cost to be Incurred Based on Estimated Cost Amounts Rs. Rs. Rs. 302 (44) Sr. No 1 2 3 4 Sr. no. 1 2 3 4 Place: 6 2020 TABLE-B (External Development) Particulars Total Estimated cost of the Internal and Rs. External Development Works including amenities and Facilities in the layout as Amounts on Cost incurred as on date based on the Estimated cost Work done in Percentage as Percenta e of the estimated cost Balance Cost to be Incurred Based on Estimated Cost TABLE-C Rs. Rs. (Overall Cost Incurred, Table-A + Table-B) Particular Total Estimated Cost, [Table A(1)+Table Total Cost Incurred [Table A(2)+Table B 2 Total Work done in Percentage[as per Table A 3 &Table B 3 The Balance cost to Complete the Pro•ect Table A 4 +Table B 4 Amount Ru es Rs. Rs. Rs. Signature & Name of the Engineer (License No.... .. Certificate No. GUIDANCE NOTE: (1) There should be proper agreement between the promoter and the engineer for the supervision of the work. (2) The complete details of quantity survey should be maintained and verified by the engineer. (3) Quantity survey should be done by office of Engineer. (4) The estimated cost includes all labor, material, equipment and machinery required to carry out entire work. (5) The Engineer needs to find out the complete quantity of the material received in the site and its utilization in the project. (6) The rates of the material to work out the cost may be taken from the purchase bills. (7) The Engineer needs to get satisfied about the quantity of the material and the labor cost incurred in the project. (8) Engineer needs to keep all the working papers at the time of issue of this certificate. (9) The Engineer needs to visit the site, verify the records maintained at the site or any other records which will satisfy for the use of material to the project including the estimated quantity of the material which normally goes in completing the work, 6 vrå 2020 302 (45) (IO) The Engineer shall be held responsible and accountable for any wrong information in the certificate. The Engineer shall be liable for any penal action under Real Estate (Regulation and Development) Act, 2016 including recommendation to the Competent Authority to initiate necessary disciplinary action including revocation of his/her empanelment with the Competent Authority for issue of wrong certificate. (11)All components of work with specifications are indicative and not exhaustive. (12) This certificate has to be issued on the letterhead of the Engineer, affixing the stamp of the Engineer, along with Engineer's signature on each page. (13) The Engineers should have the qualification as prescribed in the Act. 302 (46) 6 2020 ANNEXURE -3 CHARTERED ACCOUNTANT'S CERTIFICATE (To be submitted at the time of registration and quarter update of the project) (for the period till Name of the Promoter : Name of the Project • CGRERA Registration No. Sr. No. (1) 1. All fi res in Rs. Lakh Amount Estimated Incurred i (b) (c) (a) Particulars (2) Land Cost : Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost (including legal cost). as r Note-I Amount of Premium paid or payable to obtain FAR, additional FAR, and any other charges (including diversion charges) to Competent Authority. 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 (3) (4) etc; if not included in a above Sub-Total of LAND COST Development Cost/ Cost Construction : of as (i) (ii) (iii) Total Cost of Construction certified by Engineer (As per Annexure-2) Certificate No. : dated: Actual Cost of construction incurred as per the books of accounts as verified by the CA Note : (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered) On-site expenditure for development of entire project excluding cost of construction as (ii) above, i.e. salaries, per consultants fees, site overheads, Sr. No. (1) 2. 3. 4. 5. 2020 cost of water, drainage, cost of 302 (47) Amount Estimated Incurred Particulars (2) development works, (3) (4) services electricity, (including sewerage , layout roads etc.), (b) (c) 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 roject re •stered. Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority. Proiect Clearance Fees (a) Fees paid to RERA (b) Fees paid to T&CP Dept. (c) Fees paid to Local Authority (Municipal/ Panchayat) (d) Consultant/ Architect Fees (directly attributable to project) (e) Any other (specify) Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction • Sub-Total of

Development Cost Total Estimated Cost of the Real Estate Project [I(i) + of Estimated Column Total Cost Incurred of the Real Estate Project [I(i) + I(ii)] of Incurred Column % completion of Construction Work (as per Project Architect's Certificate) Certificate No.: dated: Proportion of the Cost incurred on Land and Construction Cost to the Total Estimated Cost in percentage. (i.e. $\times 100$) 302 (48) 2020 This certificate is being issued on specific request of (Promoter's Name) for CG-RERA compliance. The certificate is based on the information/ records/documents/books of accounts of the Promoter and is true to the best of my knowledge and belief. Place: NOTE-1- NOTE-2- Signature of the Chartered Accountant (Membership No. . Cost of land shall be valued as per the Collector's guideline value as on the date of commencement of the project, or the cost of acquisition whichever is more. To be given as part of CA Certificate (Annexure 3) for quarterly updation Sl.No I. 2. 3. 4. 5

6. Particulars Total estimated Land Cost as per clause 1 (i) Total estimated development cost as per clause 1 (ii) Total Estimated Cost of the project as per clause 2 Total Cost incurred as per clause 3 Percentage of completion as per clause 4 Proportion of cost incurred to total estimated project cost as per clause 5 As per certificate given for last quarter Advance from Customers Sl.No 1. Particulars Advance customers Amount received as per certificate given for last quarter from During quarter Amount Received during quarter (Rs. In Lakhs) the Total Total Amount the received I,ERA Designated Account of the Project Name of the Bank: Branch: Account Number Sl.No Particulars 6 2020 Amount in Rs. 302 (49) I. 2. 3

4. Opening Balance in the designated account of the project at the start of the reported quarter.(Add): Deposits in the designated account of the project during the reported quarter. (Less): Withdrawals from the designated account of the project during the reported quarter. Closing Balance in the designated account of the project at the end of the reported quarter. GUIDANCE NOTE FOR THE CA: (1) The Chartered Accountant should be a "Practicing Chartered Accountant". (2) The statutory auditor doing annual audit and the CA issuing certificate for project registration and withdrawal from CG-RERA Designated Accounts, should be different entities. (3) The CA shall be held responsible and accountable for any wrong information in the certificate. The CA shall be liable for any penal action under Real Estate (Regulation and Development) Act, 2016 including recommendation to the ICAI to initiate necessary disciplinary action including revocation of membership. (4) This Certificate should be issued on the letterhead of the CA, affixing his stamp/ seal, along with CA's signature on each page. The CA shall also mention the membership number below his signature. 302 (50) 6 2020 ANNEXURE-4 ARCHITECT'S CERTIFICATE (To be submitted at the time of withdrawal from RERA Designated Account) Certificate No. To, The (Name and Address of Promoter), Subject:- Certificate of Percentage of Completion of Construction [Development work in (Project Name). Ref: CGRERA Registration No. Sir, I/We have undertaken assignment as Architect for certifying Percentage of Completion of Construction/ Development Work of the admeasuring Tehsil Project, situated at Village District sq.mtr. being developed area by 1. (Promoter's Name). Following technical professionals have been appointed by the Promoter :- (i) M/ s/ Shri/ Smt (ii) M/ s / Shri / Smt (iii) M/ s / Shri / Smt Plumbing Consultant; (iv) M/ s / Shri / Smt as Land Surveyor/ Architect; as Structural Consultant; as Mechanical, Electrical, as Head Site-Supervisor; Based on Site Inspection, with respect to the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done, for the Real Estate Project (Project Name), 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. Certificate No. Sr. No 1. 2. 3. 4. 5* 6. Tasks / Activity Excavation TABLE A number Total Area of Work Done Area Percentage of work done Basement s and Plinth Stilt Floor number of Slabs of Su er Structure Internal task/ activities to each of the Flat/ Premises - (v) Internal walls, Internal Plaster, (vi) Floorings within Flats/ Premises, (vii)Doors and Windows viii Paintin of internal walls Sanitary Fittings within the Flat/ Premises, Electrical Fittings within the Flat Premises 302 (51) 7. 8. 9. 6 2020 Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Buildin Win , Installation of Lifts, Water Pumps, Fire Fighting Fittings and Equipment, Electrical fittings to Common Areas, Electro - Mechanical equipments, Compliance conditions of to environmental NOCs (if any), Finishing to lobby, entrance plinth protection, paving of areas appurtenant Building, to Compound Wall arid all other requirements as may be required to Obtain Occupation / Completion Certificate *Note — Separate work done percentage should be mentioned for

each of the sub heading in row no. 5 TABLE-B Internal and External Development Works in Respect of the entire Project S. No 1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12

13. Common areas Facilities, Amenities and Proposed es/No Percentage of Details Work done Internal Roads & Foot aths Water Su I Line Sewerage (chamber, lines, Se tic Tank Sewage Treatment Plant STP Storm Water Drains Landscaping & Tree Plantin Street Li htin Community Buildings/ Club House Solid Waste management and Dis osal Water conservation, Rain water harvestin Enerv Management/ Sub- station Fire protection and fire safe re uirements O en area Park 302 (52) 14.15. 16. Sr. No

1. Place: 6 2020 Boundary Wall and main ate Securi Service Others (As per Brochure) O tion to Add more TABLE-C Overall ercenta e of the work com Particular Overall percentage construction / development completed as per Table-A Table-B.Total Area of and Ieted Work Done Area Percentage of work done Signature and Name of the Architect (License No.... ..) Certificate No. GUIDANCE NOTE FOR THE ARCHITECT AT THE TIME OF ISSUE OF THIS CERTIFICATE : (1) (2) (3) (5) (6) (7) The Architect should be a member of council of Architecture and could be preferably the one appointed by the promoter for representing before the Competent Authority for getting the approval and sanctions for the project. There should be proper agreement between The Promoter and The Architect for the supervision and the services to be provided for the Real Estate Project. The Architect should visit the site and verify that the work has been completed as the per the approved plans The Architect must use his professional knowledge, skill and experience in providing the information in this certificate. The Architect shall be held responsible and accountable for any wrong information in the certificate. The Architect shall be liable for any penal action under Real Estate (Regulation and Development) Act, 2016 including recommendation to the council of Architecture to initiate necessary disciplinary action including revocation of membership for issue of wrong certificate. This certificate has to be issued on the letterhead of the Architect, affixing the stamp of the Architect, along with Architect's signature on each page. The Architect should not be in the list of Defaulter Architect of the Council of Architect at the time of issue in this certificate. 6 2020 ENGINEER'S CERTIFICATE 302 (53) ANNEXURE-5 (To be submitted at the time of withdrawal from RERA Designated Account) To, The Subject: Certificate No. (Name & Address of Promoter), Incurred for Development Certificate of Cost (Project Name) of Ref: CGRERA Project Registration No. Sir, 1/ We certifying estimated Village admeasuring have undertaken assignment för cost of the Tehsil sq.mtr. (Promoter Name). area, Project, situated at District being developed by 1. 2

3. Following technical professionals have been appointed by the Promoter :- (i) (ii) (iii) (iv) M/ s / Shri/Smt M/s / Shri / Smt M/ s / Shri / Smt Plumbing Consultant; M/ s / Shri / Smt as Land Surveyor/ Architect; as Structural Consultant; as Mechanical, Electrical, as Quantity Surveyor* I have estimated the cost of the project for completion, to obtain Occupation Certificate/ Completion Certificate.My estimated cost calculations are based on the Drawings/ plans made available to me for and of items the project by the Promoter and the Schedule quantity for the entire work as calculated by me and the site inspection carried out by me. I certify that the Cost of the Civil, Mechanical, Electrical, Plumbing and allied works for the aforesaid Project, as completed on the date of this certificate is as given in Table-A and Table-B below: Certificate No. 302 (54) Sr. No 1 2 3 4 Sr. No 1 2 3 4 6 2020 TABLE-A (Apartments/ Buildings Construction) Particulars Total Estimated cost of the buildings / apartments/ win s Cost incurred based on the Estimate cost Work done in Percentage (as Percentage of the estimated cost Balance Cost to be Incurred Based on Estimated Cost Rs. (in Lakhs) As on (As per last Certificate) TABLE-B Rs. (in Lakhs) From To (External Development) Total (Rs. in Lakhs) As on the date of certificate Total (Rs. in Lakhs) As on the date of certificate Particulars Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the la out Cost incurred (based on the Estimated cost Work done in Percentage (as Percentage of the estimated cost Balance Cost to be Incurred Based on Estimated Cost Rs. (in Lakhs) As on (As per last Certificate) Rs. (in Lakhs) From To 6 2020 TABLE-C (Overall Cost Incurred, Table-A + Table-B) 302 (55) Sr. No 1 2 3 4 Place: Sr. No 1 Particulars Total Estimated Cost, Table A 1 +TableB 1 Total Cost Incurred Table A 2 +Table B 2 Total Work done in Percentage [as per Table A 3 & Table B 3 The Balance cost to Complete the Project Table A 4 +Table B 4 Particulars Rs. (in Lakhs) As on (As per last Certificate) Rs. (in Total (Rs. in Lakhs) From To Lakhs) As on the date of certificate Signature & Name of the Engineer (License No, Certificate No. Rs. (in Lakhs) As on (As per last Certificate) Rs. (in Lakhs) From To Total (Rs. in Lakhs) As on the date of

certificate GUIDANCE NOTE: (1) There should be proper agreement between the promoter and the engineer for the supervision of the work. (2) The complete details of quantity survey should be maintained and verified by the engineer. (3) Quantity survey should be done by office of Engineer. (4) The estimated cost includes all labor, material, equipment and machinery required to carry out entire work. 302 (56) 6 2020 (5) The Engineer needs to find out the complete quantity of the material received in the site and its utilization in the project. (6) The rates of the material to work out the cost may be taken from the purchase bills. (7) The Engineer needs to get satisfied about the quantity of the material and the labor cost incurred in the project. (8) Engineer needs to keep all the working papers at the time of issue of this certificate. (9) The Engineer needs to visit the site, verify the records maintained at the site or any other records which will satisfy for the use of material to the project including the estimated quantity of the material which normally goes in completing the work. (10) The Engineer shall be held responsible and accountable for any wrong information in the certificate. The Engineer shall be liable for any penal action under Real Estate (Regulation and Development) Act, 2016 including recommendation to the Competent Authority to initiate necessary disciplinary action including revocation of his/her empanelment with the Competent Authority for issue of wrong certificate. (11) All components of work with specifications are indicative and not exhaustive. (12) This certificate has to be issued on the letterhead of the Engineer, affixing the stamp of the Engineer, along with Engineer's signature on each page, (13) The Engineers should have the qualification as prescribed in the Act. 2020 302 (57) ANNEXURE -6 CHARTERED ACCOUNTANT'S CERTIFICATE (To be submitted at the time of Withdrawal from RERA Designated Account) Name of the Promoter: Name of the Project: CGRERA Registration No. Sr. No. (1) 1. All figures in Rs. Lakh Amount Estimated Incurred i (a) (b) (c) (ii) (a) Particulars (2) Land Cost: Acquisition Cost of Land, lease Premium, lease rent, interest cost incurred or payable on Land Cost (including legal cost. as per Note-1 Amount of Premium paid or payable to obtain FAR, additional FAR, and any other charges (including diversion charges) to Competent Authority. 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; [if not included in (a) above] Sub-Total of LAND COST Cost/ Cost of Development Construction: (3) (4) (i) (ii) (iii) Total Cost of Construction as certified by Engineer (As per Annexure-2) Certificate No: dated: Actual Cost of construction incurred as per the books of accounts as verified by the CA Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered) expenditure for On-site development of entire project excluding cost of construction as (ii) above, i.e. salaries, per consultants fees, site overheads, development works, cost of including services water, 302 (58) Sr. No. (1) 2. 6 2020 Particulars (2) 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 Amount Estimated Incurred (3) (4) (b) (c) the project registered. Payment of Taxes, cess, fees, premiums, interest etc to any Authority. Project Clearance Fees (e) Fees paid to RERA (f) Fees paid to T&CP Dept. charges, statutory (g) Fees paid to Local Authority (Municipal/ Panchayat) (h) Consultant/ Architect Fees attributable to project) e An other specific (directly Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction ; Sub-Total of Development Cost Total Estimated Cost of the Real Estate Project I i + 1 ii of Estimated Column 11B Total Cost Incurred of the Real Estate Project I i + 1 ii of Incurred Column % completion of Construction Work (as per Project Architect's Certificate) Certificate No.: dated 5. 6

7. Proportion of the Cost incurred on Land and Construction Cost to the Total Estimated Cost in percentage e.i.e. $\frac{\text{Amount Which can be withdrawn from the RERA Designated Account (Total Estimated Cost * Proportion of cost incurred Sr. number 2 * Sr. number 5 Less: Amount withdrawn as on the date of making application for registration of the project as per the Books of Accounts and Bank Statements (Note 2) plus subsequent withdrawals done from the RERA designate Account till date. 302 (59) 8. 2020 Net Amount which can be withdrawn from the RERA Designated Bank Account under this certificate This certificate is being issued on specific request of (Promoter's Name) for CG-RERA compliance. The certificate is based on the information/ records/ documents/ books of accounts of the Promoter and is true to the best of my knowledge and belief. Place: Signature of the Chartered Accountant (Seal of CA) NOTE-1- Note 2- S.No. 1. 2. 3. (Membership No. Cost of land shall be valued as per the Collector's guideline value as on the date of commencement of the project, or the cost of acquisition$

whichever is more. Amount withdrawn as on the date of making application for registration of Real Estate Project as per the Books of Accounts and Bank Statement (for ongoing Projects) shall be lower of the two as under: Particulars 100% of the amount received towards the consideration of the sale of the apartment of the real estate project till date. Amount of project cost incurred as reflected at clause number 3 of the certificate of CA issued. Amount to be considered as withdrawn for the purpose of CGRERA should be lower of the above two.

(Rs.) (Rs.) GUIDANCE NOTE FOR THE CA: (1) The Chartered Accountant should be "Practicing Chartered Accountant". (2) The statutory auditor and the CA issuing certificate for project registration and withdrawal from CG-RERA Designated Accounts, should be different entities. (3) The CA shall be held responsible and accountable for any wrong information in the certificate. The CA shall be liable for any penal action under Real Estate (Regulation and Development) Act, 2016 including recommendation to the ICAI to initiate necessary disciplinary action including revocation of membership. (4) This Certificate should be issued on the letterhead of the CA, affixing his stamp/ seal, along with CA's signature on each page. The CA shall also mention the membership number below his signature.

302 (60) 6 2020 ANNEXURE - 7 CERTIFICATE TO BE OBTAINED FROM ARCHITECT FOR THE WORK COMPLETED (WITH GUIDANCE) ARCHITECT'S CERTIFICATE (To be submitted after completion of the Project at the time of final withdrawal To, The from RERA Designated Account) Certificate No. (Name & Address of Promoter), Subject :- Certificate for Completion of Construction/ Development work in (Project Name). Ref: CGRERA Registration No. Sir, 1. 2. 3. 4. I/We have undertaken assignment as Architect for certifying Percentage of Completion of Construction/ Development Work of the Project, situated at Village District being developed by Tehsil admeasuring sq.mtr. area (Promoter's Name). Following technical professionals have been appointed by the Promoter :- (i) M/ s/ Shri/Smt (ii) M/ s / Shri / Smt (iii) M/ s / Shri / Smt Plumbing Consultant; (iv) M/ s / Shri / Smt as Land Surveyor/ Architect; as Structural Consultant; as Mechanical, Electrical, as Head Site-Supervisor; Based on Site Inspection, with respect to the aforesaid Real Estate Project, I certify that as on the date of this certificate, and based on Completion Certificate received from Structural Engineer and Site Supervisor; and to the best of my/ our knowledge I/ We hereby certify that the real estate project (Project Name) has been completed in all aspects and is fit for occupancy for which it has been erected / re-erected / constructed and enlarged. The Real Estate Project (Project Name) is granted Occupancy Certificate/ Completion Certificate bearing number dated by (Local Planning Authority) Yours Faithfully Signature and Name of the Architect (License No.... Certificate No. 6 2020 302 (61) GUIDANCE NOTE FOR THE ARCHITECT AT THE TIME OF ISSUE OF THIS CERTIFICATE: (1) (2) (3) (4) (5) (6) (7) (8) (9) (10) (11) The Architect should be a member of council of Architecture and could be preferably the one appointed by the promoter for representing before the Competent Authority for getting the approval and sanctions for the project. There should be proper agreement between the Promoter and the Architect for the supervision and the services to be provided for the Real Estate Project. The Architect should visit the site and verify that the work has been completed as the per the approved plans The Architect must use his professional knowledge, skill and experience in providing the information in this certificate. The Architect shall be held responsible and accountable for any wrong information in the certificate. The Architect shall be liable for any penal action under Real Estate (Regulation and Development) Act, 2016 including recommendation to the council of Architecture to initiate necessary disciplinary action including revocation of membership for issue of wrong certificate. This certificate has to be issued on the letterhead of the Architect, affixing the stamp of the Architect, along with Architect's signature on each page. This certificate has to be issued by the Architect after the occupation or the completion certificate is received by the Competent Authority. On the basis of this certificate the promoter will be withdrawing the balance in the designated account. If the promoter has done anything which is not as per the plan, the architect should not issue this certificate as he will be personally held liable. This certificate will be in due course verified by the independent Chartered Accountant and also by the association of Allottees. The Architect shall not be in the list of Defaulter Architect of the Council of Architect at the time of issuing of this certificate.

302 (62) 6 2020 ANNEXURE -8 ON THE LETTER HEAD OF THE CHARTERED ACCOUNTANT (WHO IS STATUTORY AUDITOR OF THE PROMOTER'S COMPANY/ FIRM) CHARTERED ACCOUNTANT'S CERTIFICATE (ANNUAL REPORT ON STATEMENT OF ACCOUNTS) Name of the Promoter . Name of the Project : CG RERA Registration No. From 01 April to 31st March Rera Designated Account with Account No:- Bank. ..Branch, city SUBJECT: - Certificate of Statement of

Accounts on project fund utilization and withdrawal by promoter for the period from . . to I. 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. 2. I/ We have obtained all necessary information and explanations from the 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 relevant records of [... ..Promoter....] for the period ended and hereby certify that in respect of the project titled....(Name of the project....) CGRERA Reg. No... located at. Sr. No A. B. Particulars Opening Balance as on. Amount (Rs.) Add:- 1) 2) 3) 4) Receipts during the following quarters April to June 20.... July to September 20.... October to December 20. January to March 20.. Subtotal: (B) 302 (63) C. 6 2020 Less: - Withdrawals during the following quarters 1) April to June 20. 2) July to September 20.... 3) October to December 20.. 4) January to March 20... Subtotal: (C) Closing Balance (A + B - C) 4. We certify that the above table correctly represents the deposits in and withdrawals from the designated account of the project

5. We certify that procedure and stipulations as prescribed under RERA in respect of deposit and withdrawal from the designated account have been fully complied/ partially complied/ not complied. Details of non.com liance 6. The cost incurred during the reporting period is correctly tabulated as under: Sr. No. A. B. C. D. Particulars Estimated cost of the project Cost incurred prior to present certificate Cost incurred during reporting period Total Expenditure Incurred Amount (Rs.) 7. This is to further certify that the percentage (financial) completion of the project is as under: %(Financial) of % (financial) completed % (financial) completion at the start during the reporting completion as at the of the re ortin eriod eriod end of the eriod. (Signature and Stamp/ Seal of the Signatory CA) Name: Full Address: . Membership No. . Mobile Email: 302 (64) GUIDANCE NOTE FOR THE CA: 6 2020 (1) (2) (3) (4) The Chartered Accountant should be a "Practicing Chartered Accountant". The statutory auditor doing annual audit and the CA issuing certificate for project registration and withdrawal from CG-RERA Designated Accounts, should be different entities. The CA shall be held responsible and accountable for any wrong information in the certificate. The CA shall be liable for any penal action under Real Estate (Regulation and Development) Act, 2016 including recommendation to the ICAI to initiate necessary disciplinary action including revocation of membership. This Certificate should be issued on the letterhead of the CA, affixing his stamp/ seal, along with CA's signature on each page. The CA shall also mention the membership number below his signature. 302 (65) ANNEXURE-9 General/Urgent 1. 2. 3. 4. 5. 6. 7. 8. 9. IO. Name: 6 2020 Application for Certified Copy Applicant Name Applicant Address Applicant Mobile No. Case No. Name of the Parties Order Date Details of document for certified copy Application Fee Fee Payment Date Payment Receipt No. Dated: / To, Signature The Registrar, Chhattisgarh Real Estate Regulatory Authority, Raipur - 2020.