

FAQs on RERA Registration for Builders/Promoters

1. What is RERA registration?

RERA registration is the mandatory registration of a real estate project and/or real estate agent under the **Real Estate (Regulation and Development) Act, 2016** before marketing, booking, selling, or advertising units, where applicable.

2. Who is required to register under RERA?

A **promoter/builder/developer** must register the project if the project falls within RERA's applicable threshold. Generally, registration is required for:

- Projects with land area **above the prescribed limit** under the Act/State rules
- Projects with more than the prescribed number of apartments
- Projects that are ongoing and not yet completed, in many cases
- Projects where completion certificate has not been obtained, depending on State rules

3. Is registration required for every project?

Not always. Certain projects may be exempt, such as:

- Very small projects below the threshold prescribed by the Act/State
- Projects where the completion certificate has already been obtained before RERA applicability
- Some renovation, repair, or redevelopment projects without new saleable area, subject to State-specific rules

4. When should a builder apply for registration?

The promoter should apply **before advertising, marketing, booking, or selling** units in the project, if registration is required.

5. Can a builder advertise a project before RERA registration?

Generally, **no**. A promoter should not advertise, market, sell, or invite bookings for a project that requires registration unless the project is registered under RERA.

6. What documents are generally required for project registration?

Common documents include:

- Land title documents
- Encumbrance details
- Approved building plans
- Commencement certificate

- Promoter details and identity documents
- Legal possession documents
- Project layout and sanctioned plans
- Details of past real estate experience
- Project schedule and proposed timeline
- Financial details and project estimates
- Contractor, architect, engineer, and other consultant details
- Affidavits and declarations as prescribed by the State RERA

7. What information must be disclosed during registration?

A builder usually must disclose:

- Project name and location
- Land title and legal status
- Approved plans and specifications
- Number of units and configurations
- Carpet area details
- Timeline for completion
- Project phases, if any
- Updates on approvals
- Details of promoters and associated entities
- List of bookings, agreements, and demand schedules as required

8. What is the significance of carpet area under RERA?

Under RERA, sales are based on **carpet area**, not super built-up area. This provides transparency and prevents misleading sales practices.

9. Does RERA apply to ongoing projects?

Yes, in many cases. Ongoing projects that have not received a completion certificate before the applicable RERA date may need registration, subject to the State's rules and exemptions.

10. What is the difference between a phase-wise registration and a full project registration?

If a development is being executed in phases, the promoter may need to register each phase separately, depending on the State authority and the project structure.

11. How long does it take to get RERA registration?

The timeline depends on:

- Completeness of documents
- State RERA processing time
- Any queries or objections raised by the authority

Generally, a complete application is processed faster than an incomplete one.

12. What are the main obligations after registration?

After registration, the promoter must:

- Upload project details on the RERA portal
- Provide periodic progress updates
- Keep approvals and documents updated
- Ensure timely possession as committed
- Maintain a separate project account as required
- Use funds in accordance with RERA requirements
- Correct defects within the prescribed period, if applicable

13. What is the separate project account requirement?

A promoter is generally required to deposit a major portion of amounts collected from allottees into a separate account for the project, to be used for land and construction costs as per RERA rules.

14. Can the promoter change project plans after registration?

Changes in sanctioned plans, specifications, or layout are restricted. Significant changes usually require compliance with RERA provisions and often the consent of the required proportion of allottees.

15. Can the builder increase the sale price after registration?

The promoter can revise pricing subject to the terms of the agreement and market conditions, but must not engage in unfair practices or violate contractual and disclosure obligations.

16. What happens if the builder delays possession?

If possession is delayed beyond the promised date, the allottee may be entitled to:

- Interest for the period of delay, or
- Refund with interest, depending on the circumstances and RERA provisions

17. What are the penalties for not registering under RERA?

Penalties may include:

- Monetary fines
- Further penalties for continuing violations
- Possible imprisonment in serious cases, as provided under the Act

18. What are the penalties for false information or non-disclosure?

Submitting false information, suppressing material facts, or failing to disclose mandatory information can attract penalties, regulatory action, and possible prosecution under RERA.

19. Can a builder continue a project if registration is expired or suspended?

No. If the registration is suspended, the promoter may face restrictions on project activity until compliance is restored, subject to the authority's directions.

20. What is the role of the promoter's declaration?

The promoter's declaration is a formal undertaking that the promoter will:

- Complete the project within the promised time
- Use funds lawfully
- Maintain quality standards
- Comply with RERA obligations
- Provide correct and complete information

21. Is RERA registration enough to start selling units?

RERA registration is one key legal requirement, but the builder must also ensure:

- Local municipal approvals
- Environmental approvals, if applicable
- Fire and safety approvals
- Land conversion permissions
- Other statutory sanctions required for the project

22. Can the builder collect advances before registration?

If registration is mandatory and not yet obtained, collecting advances, booking amounts, or entering into sales arrangements may violate RERA requirements.

23. What records should the builder maintain after registration?

The promoter should maintain:

- Booking records
- Sale agreements
- Receipts and payment schedules
- Construction progress reports
- Approval documents
- Communication with allottees
- Financial records and audit statements

24. What is the builder's responsibility regarding quality defects?

If structural defects or workmanship defects are reported within the period prescribed by RERA, the promoter must generally rectify them within the specified time without extra charge.

25. Can the builder transfer or assign the project to another entity?

Transfer of promoter rights or project control usually requires compliance with RERA and may need approvals, disclosures, and in some cases consent from allottees and/or the authority.

26. What should a builder check before filing RERA registration?

Before applying, the promoter should verify:

- Clear title to land
- Proper approvals
- Exact phase of the project
- Correct project categorization
- Availability of all required documents
- Accuracy of financial disclosures
- State-specific compliance requirements

27. What is the best practice for builders to avoid RERA disputes?

Best practices include:

- Register early
- Disclose honestly
- Use clear buyer agreements
- Stick to promised timelines

- Maintain accurate project records
- Respond promptly to allottees
- Ensure transparent pricing and communication

28. What happens if the builder fails to update project status on the RERA portal?

Failure to update mandatory project information can lead to:

- Notices from the authority
- Penalties
- Suspension of registration
- Reputation loss and buyer complaints

29. Can a builder modify the project completion date?

Only in limited circumstances and through the procedure allowed by the authority. Unilateral extension is generally not permitted.

30. Why is RERA important from the builder's point of view?

RERA helps the builder by:

- Building trust with buyers
 - Creating a structured compliance framework
 - Reducing disputes through transparency
 - Improving project credibility
 - Making sales documentation more organized
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FAQs on Alterations under RERA for Builders/Promoters

1. What does “alteration” mean under RERA?

Alteration generally means any **change in the sanctioned plans, layout, specifications, dimensions, project design, common areas, amenities, or timelines** of a registered real estate project.

2. Can a builder make alterations after project registration?

Yes, but only in accordance with the **RERA Act, applicable rules, sanctioned approvals, and required consent of allottees**, wherever applicable.

3. Are all alterations allowed under RERA?

No. Not all alterations are permitted. Alterations that materially affect the project or the rights of allottees may require:

- Prior approval from the competent authority
- Consent of the prescribed percentage of allottees
- Updated disclosures on the RERA portal

4. What types of alterations usually require allottee consent?

Typically, consent may be required for changes such as:

- Major changes in layout
- Reduction in flat size or carpet area
- Changes in common amenities
- Shift in building design or number of floors
- Modifications affecting the allottee's rights or interests

5. Can the builder change the approved plan after registration?

Only with proper approvals and in compliance with RERA. A promoter cannot arbitrarily change the approved plan.

6. Can the builder change the carpet area of a flat?

If the carpet area is changed, the allottee may be affected financially and contractually. Such changes generally need to be handled strictly as per RERA provisions and the terms of the agreement.

7. Can the builder reduce the size of a unit after booking?

A reduction in unit size is a material alteration and may not be permissible without compliance with RERA requirements and allottee consent, where required.

8. Can the builder increase the size of a unit after booking?

An increase in size may also require disclosure, revised approvals, and adjustment in consideration amount, depending on the agreement and regulatory requirements.

9. What if the builder wants to change the layout of the project?

A layout change is usually a significant alteration. The builder must check:

- Whether the change is permitted under local approvals
- Whether allottee consent is required
- Whether the RERA registration details need updating

10. Can the builder alter common areas?

Common areas are important rights of allottees. Any material change in common areas, amenities, access, or use may require proper approval and disclosure.

11. What are common examples of alterations in a project?

Examples include:

- Change in building design
- Change in number of towers
- Repositioning of parking spaces
- Modification in clubhouse or amenity areas
- Change in façade or elevation
- Reallocation of open spaces
- Change in project phasing

12. Does every alteration need approval from RERA?

Not every minor alteration needs prior RERA approval, but the builder must assess whether the change is:

- Minor and non-material, or
- Material and affecting allottee rights

Material changes often require regulatory compliance and disclosures.

13. What is considered a material alteration?

A material alteration is one that significantly affects:

- The project's structure
- Saleable area
- Unit configuration
- Common facilities
- Possession timeline
- Rights or expectations of allottees

14. Can the builder make internal design changes?

Internal changes may be allowed if they do not materially affect the allottee's rights, approved plans, or sanctioned specifications. However, they should still be checked for compliance.

15. Can the builder change the number of units?

Changing the number of units is a major modification and may require revised approvals and further compliance under RERA and local laws.

16. Can the builder change the project specifications?

Changes in specifications are restricted, especially if they reduce quality or materially alter what was promised. Any changes should be disclosed and justified properly.

17. Can the builder substitute materials or brands used in construction?

Substitution is possible only if:

- The new materials are of equivalent or better quality
- The project documents permit such substitution
- The change is not misleading to allottees
- Required disclosures are made

18. What happens if the builder changes amenities promised in the brochure?

If promised amenities are changed, reduced, or removed, it may amount to a violation unless handled in accordance with RERA and with proper consent, where required.

19. Can the builder extend the project timeline by making alterations?

Not automatically. If alterations cause delay, the promoter may need to justify the delay and comply with RERA obligations. Delay alone does not give unlimited freedom to alter the project.

20. Does the builder need to update RERA records after alteration?

Yes. If any registered project details change, the builder should update:

- Project information on the RERA portal
- Approvals and revised plans
- Promises made in brochures, advertisements, and agreements, where applicable

21. Can the builder make alterations without informing buyers?

No. Non-disclosure of material changes can lead to disputes, penalties, and complaints under RERA.

22. What is the process for making alterations in a registered project?

Generally, the process includes:

1. Reviewing the legal and technical nature of the change
2. Obtaining revised sanction/approval from the competent authority, if required
3. Checking whether allottee consent is required

4. Updating RERA disclosures
5. Informing allottees in writing
6. Revising agreements or annexures if necessary

23. Is allottee consent required for every alteration?

No. Consent is generally required only for **material changes** or changes that affect rights in the manner prescribed under RERA and applicable rules.

24. How is allottee consent obtained?

Usually, consent must be taken in writing or through the prescribed mode under the State RERA framework. The exact percentage and process depend on the law applicable in that State.

25. Can the builder proceed if only some allottees consent?

That depends on the nature of alteration and the percentage of consent required under the Act/rules. The builder should not assume partial consent is sufficient unless the legal threshold is satisfied.

26. What is the risk of unauthorized alteration?

Unauthorized alteration may result in:

- RERA complaints
- Orders to restore original position
- Penalties
- Refund claims
- Delay claims
- Suspension or revocation of registration in serious cases

27. Can alterations be made during construction?

Yes, but only within the boundaries of approvals and RERA compliance. Construction-stage changes are common, but they must be legally defensible and properly disclosed.

28. Can alterations be made after possession?

Post-possession changes are limited. The builder must ensure that any changes do not violate obligations already completed or promised under the agreement and RERA.

29. What if the alteration is due to technical or safety reasons?

If the alteration is necessary for safety, structural integrity, or statutory compliance, the builder should document the reasons, obtain necessary approvals, and communicate transparently with allottees.

30. Can a builder alter a project because of government authority directions?

Yes, if a competent authority requires changes, the builder may have to comply. However, the builder should still update RERA records and inform allottees

31. Are brochure promises binding for alterations?

Yes, brochures, advertisements, and representations form part of the buyer's expectations. Material changes from such promises can create liability under RERA.

32. What should the builder maintain as proof of proper alteration?

The builder should keep:

- Revised sanctioned plans
- Approval letters
- Allottee consent records
- Written communications to buyers
- Updated RERA filings
- Internal approval notes and engineer/architect certifications

33. Can a builder amend the agreement for sale due to alteration?

Yes, if required. The agreement may need an addendum or supplementary agreement reflecting the revised specifications, timelines, or unit details.

34. What happens if an allottee refuses the alteration?

If the alteration is material and the allottee does not consent, the builder may not be able to proceed in the manner proposed. The builder should seek legal advice and consider alternatives.

35. Can the builder claim that small alterations do not need disclosure?

Only truly minor, non-material, and legally permissible changes may not require extensive disclosure. As a best practice, builders should disclose any change that could affect buyer expectations.

36. What is the safest approach for builders before making an alteration?

The safest approach is to:

- Review RERA and local law
- Confirm whether the change is material
- Obtain revised approvals first
- Take required allottee consent
- Update the RERA portal
- Notify all affected buyers in writing

37. Why are alteration-related disclosures important under RERA?

They help ensure:

- Transparency
- Buyer confidence
- Legal compliance
- Reduced litigation
- Protection of promoter reputation

38. Can alterations affect the promoter's liability?

Yes. If alterations are made improperly, the promoter may face claims for:

- Deficiency in service
- Breach of promise
- Delay compensation
- Refund or rectification
- Regulatory penalties

39. What is the builder's best practice for managing alterations?

Best practices include:

- Avoid unnecessary changes
- Record all approvals
- Keep allottees informed early
- Ensure changes do not reduce promised value
- Maintain documentary evidence
- Seek legal review before implementation

40. What should builders remember most about alterations under RERA?

The main principle is:

No material change should be made casually or secretly.

Any alteration affecting the project, the apartment, or the allottees' rights should be handled with **approval, consent, and disclosure** as required under RERA.

FAQs on Extensions under RERA for Builders/Promoters

1. What does “extension” mean under RERA?

Under RERA, extension usually means an **increase in the time period allowed for completion of a registered project** or continuation of project registration beyond the original validity period.

2. Can a builder apply for extension of project registration?

Yes, a promoter can apply for extension of registration if the project cannot be completed within the original timeline, subject to the conditions under the Act and the relevant State rules.

3. Is extension automatic?

No. Extension is **not automatic**. The builder must apply and justify the need for extension before the RERA authority.

4. What are the common reasons for seeking an extension?

Common reasons include:

- Delay in approvals from authorities
- Force majeure events
- Legal disputes affecting the project
- Shortage of labour or materials due to extraordinary circumstances
- Changes required by government authorities
- Technical or site-related challenges

5. What is force majeure under RERA?

Force majeure generally refers to **extraordinary events beyond the promoter's control** such as natural calamities, war, epidemic, or other events recognized by the authority as justifying delay.

6. Can financial difficulty be a reason for extension?

Usually, **financial difficulty alone is not treated as a valid justification** unless the State authority accepts the circumstances along with supporting evidence. Builders should not assume that funding issues automatically qualify.

7. Who can apply for extension?

The **promoter/builder/developer** who holds the project registration is the one who must apply for extension.

8. When should the builder apply for extension?

The builder should apply **before the expiry of the original registration period**, and ideally well in advance, so that the project does not lapse.

9. What happens if the builder does not apply before expiry?

If the registration expires without extension, the promoter may face:

- Regulatory action
- Penalties
- Restriction on project activities
- Complaints from allottees

10. What documents are generally required for extension?

Usually, the following may be required:

- Extension application form
- Reasons for delay
- Supporting documents
- Revised project timeline
- Updated construction progress status
- Approval letters or revised sanctions
- Financial and technical statements
- Affidavits and declarations, if prescribed

11. Does the builder need to give reasons in writing?

Yes. A proper written explanation is essential. The authority generally expects a **clear, factual, and supported explanation** for the delay.

12. Can the completion date mentioned in the agreement for sale also be extended?

The completion date in the agreement may need to be aligned with the extended project schedule, but this should be handled carefully and in compliance with RERA and contract terms.

13. Do allottees have to be informed about the extension?

Yes. Buyers should be informed transparently about the extension request, approval, and the revised completion timeline.

14. Can the builder seek extension for only part of the project?

In phased developments, extension may be sought for a specific phase, depending on how the project is registered and how the State RERA authority treats phased projects.

15. What is the difference between extension and revision of schedule?

- **Extension** means extra time granted beyond the original period.
- **Revision of schedule** may refer to updating milestones, timelines, or phases within the approved project plan.

16. Can the authority reject the extension request?

Yes. If the authority is not satisfied with the reasons or supporting evidence, it can reject the request.

17. What happens if the extension is rejected?

If extension is rejected, the promoter may have to:

- Complete the project within the existing legal framework
- Face regulatory consequences
- Respond to allottees' claims or complaints

18. Can a builder continue construction during the extension application process?

Usually yes, unless the authority has passed any order restricting construction. However, the promoter should ensure compliance and avoid proceeding illegally after registration expiry.

19. Is there a fee for extension?

In many States, yes. The promoter may have to pay a prescribed **extension fee** or processing fee as per the State rules.

20. How long can the registration be extended?

The extension period depends on the facts of the case and the State authority's discretion, subject to the Act and applicable rules.

21. Can the builder ask for multiple extensions?

In some cases, multiple extensions may be sought, but repeated delay is generally viewed seriously. The promoter should avoid relying on successive extensions as a business practice.

22. Does extension affect liability towards homebuyers?

Yes. Delay may still attract liability, including:

- Interest for delay
- Refund claims
- Compensation claims
- Regulatory action, depending on the facts

23. Can a builder extend the project because of revised plans or additional construction?

A revised project scope may require updated approvals and may affect the timeline, but the builder must still justify the delay and comply with the authority's process.

24. Does the extension need approval from allottees?

Ordinarily, extension of registration is a matter for the authority. However, if the delay involves changes affecting buyers' rights, transparency and communication are important, and in some situations consent issues may arise.

25. Can extension be granted due to pending government approvals?

Yes, delays caused by pending approvals can sometimes be considered, if the promoter shows that the delay was not due to its own fault and provides proper evidence.

26. Can litigation be a valid ground for extension?

Yes, if litigation materially affects construction, approvals, or possession. The builder should provide court records and a clear explanation of how the dispute impacted the project.

27. Does a builder need to update the RERA portal after extension is granted?

Yes. The project details, timeline, and status should be updated on the RERA portal as required by the State authority.

28. What should the builder do after getting extension?

After extension is granted, the builder should:

- Inform allottees
- Update the RERA portal
- Follow the revised timeline
- Continue periodic disclosures
- Ensure strict compliance with the new deadline

29. Can extension be granted for reasons within the builder's control?

Generally, RERA authorities are stricter where delay is due to the promoter's own fault, poor planning, or avoidable mismanagement.

30. What records should the builder maintain to support extension?

The builder should maintain:

- Correspondence with authorities
- Revised construction schedules
- Site progress reports
- Contractor reports
- Legal documents
- Force majeure evidence, if applicable
- Proof of delay beyond the promoter's control

31. Can the builder change the promised possession date unilaterally instead of applying for extension?

No. The builder should not unilaterally change the committed date. The correct route is to seek extension through the proper RERA process and inform allottees.

32. Is extension the same as project re-registration?

Not exactly. Extension means continuation of existing registration for additional time. Re-registration may arise in separate situations depending on State rules and the project status.

33. What are the risks of not applying for extension in time?

Risks include:

- Expiry of registration
- Penalties
- Complaints by homebuyers
- Loss of credibility
- Possible stoppage of project-related activities

34. Can the builder complete the project after registration expiry without extension?

That is risky and generally not advisable. The promoter should avoid operating after expiry without valid extension or legal clarity from the authority.

35. Can force majeure always justify extension?

No. The event must be genuine, significant, and beyond the builder's control. The promoter must still prove the connection between the event and the delay.

36. What is the best way for a builder to avoid extension requests?

Best practices include:

- Realistic project planning
- Timely approvals
- Strong contractor management
- Proper cash flow planning
- Regular progress monitoring
- Early communication with stakeholders

37. Does extension affect the builder's reputation?

Yes. Frequent extension requests may reduce buyer confidence and affect the promoter's reputation in the market.

38. Can the builder seek extension due to change in government policy?

Yes, if a policy change directly affects the project and causes delay, it may be cited as a ground for extension, supported by documents.

39. Can extension be denied if the builder has poor documentation?

Yes. Lack of proper records is a common reason for rejection or delay in processing extension requests.

40. What is the builder's most important responsibility during extension?

The most important responsibility is to **act transparently, apply in time, disclose the true reason for delay, and continue to protect allottee interests.**

FAQs on Quarterly Progress Reports under RERA for Builders/Promoters

1. What is a quarterly progress report under RERA?

A quarterly progress report is a **periodic update filed by the promoter/builder** with the RERA authority showing the current status of the project, including construction progress, approvals, sales, collections, and other required details.

2. Why is the quarterly progress report required?

It is required to ensure:

- Transparency
- Ongoing project monitoring
- Buyer confidence
- Regulatory compliance
- Early detection of delays or deviations

3. Who has to file the quarterly progress report?

Usually, the **promoter/builder/developer** of a registered project is responsible for filing it.

4. Is filing of quarterly progress reports mandatory?

Yes, in most States, it is a **mandatory compliance requirement** for registered projects.

5. How often must the report be filed?

As the name suggests, it is generally filed **once every quarter**, i.e., every three months, subject to the relevant State rules.

6. What information is generally included in the report?

Common information includes:

- Project name and registration number
- Phase-wise and stage-wise construction progress
- Status of approvals and sanctions
- Work completed during the quarter
- Planned work for the next quarter
- Inventory sold and unsold
- Collection from allottees
- Amount deposited in the separate project account
- Delays, if any
- Any revised timelines or changes, if applicable

7. Why is construction progress reporting important?

It helps the authority and allottees understand whether the project is moving according to schedule and whether there are any risks of delay.

8. Does the builder need to submit photographs or site images?

In many States, yes. Builders are often required to upload:

- Site photographs
- Construction stage images
- Tower-wise or phase-wise progress photos
- Supporting visual evidence of work completed

9. Can the builder submit the report manually?

Most States now require filing through the **RERA online portal**, though the exact procedure may differ.

10. What happens if the builder does not file the quarterly report?

Non-filing may lead to:

- Notices from the authority
- Penalties
- Compliance action
- Suspension or restriction in severe cases
- Loss of credibility with allottees

11. What is the purpose of reporting sales and collections?

It helps ensure transparency about:

- How many units are booked
- How much money has been collected
- Whether funds are being used properly
- Whether the project is financially on track

12. Does the builder need to disclose receipts from allottees?

Yes, quarterly reporting commonly includes details of amounts received from buyers and project-wise financial disclosures.

13. What is the separate project account, and why is it reported quarterly?

Under RERA, a major portion of buyer collections must be kept in a separate project account. Quarterly reporting helps show:

- Deposits made into that account
- Withdrawals made
- Use of funds for project construction and land cost, as permitted

14. Does the builder need to get the quarterly report certified?

In some States or for certain disclosures, supporting certification from a chartered accountant, engineer, or architect may be required or advisable.

15. Who should prepare the quarterly progress report?

Usually, the builder's:

- Compliance team
- Project management team
- Accounts team
- Legal advisor
- Architect/engineer consultants

coordinate to prepare the report.

16. Can the builder delegate filing to a consultant?

Yes, a consultant may assist in preparation and filing, but the promoter remains legally responsible for the accuracy and completeness of the information.

17. What construction details are commonly reported?

Builders often report:

- Foundation work
- Structure completed
- Brickwork
- Plumbing and electrical work
- Internal finishing
- External development
- Infrastructure and amenity progress

18. Does the report need to mention delays?

Yes. If the project is delayed or behind schedule, the builder should disclose the reasons and the expected revised timeline, where required.

19. Can the builder hide delay in the report?

No. Suppressing delay or giving false status information may lead to serious consequences under RERA.

20. What if the project is on schedule?

Even if the project is progressing as planned, the builder still needs to file the quarterly report and show the status.

21. Does the quarterly report need to include approvals received during the quarter?

Yes, if new approvals, revised sanctions, occupancy-related updates, or other statutory permissions were received, they should be reported.

22. What if some approvals are still pending?

The builder should disclose pending approvals and mention whether they are affecting construction or possession timelines.

23. Is it necessary to update the report if there is no major progress in the quarter?

Yes. Even if progress is limited, the builder should file a report showing the actual status and the reasons.

24. Can the quarterly report affect buyer trust?

Yes. Proper, timely, and accurate reporting improves buyer confidence, while missing or vague reports can create distrust.

25. Does the report need to match the brochure and agreement details?

Yes. The progress report should be consistent with the project's registered information, sanctioned plans, and committed timelines.

26. What happens if there is a mismatch between actual work and reported progress?

A mismatch may lead to:

- RERA queries
- Buyer complaints
- Inspection
- Penalties
- Allegations of misrepresentation

27. What is the role of the architect or engineer in the report?

Architects and engineers may certify actual project progress or provide technical inputs supporting the report, depending on State requirements.

28. Should the builder maintain supporting records for each quarterly report?

Yes. Builders should keep:

- Site photographs
- Measurement books

- Engineer progress certificates
- Billing records
- Contractor reports
- Approval correspondence
- Financial statements

29. Can the builder revise earlier reports?

If an error is discovered, the builder should follow the portal process or authority guidance for correction or clarification.

30. What if the builder missed filing a previous quarter's report?

The builder should file it as soon as possible and, if needed, explain the delay or non-compliance to the authority.

31. Are quarterly progress reports public?

In many States, yes. Registered project information uploaded on the RERA portal is often accessible to the public and prospective buyers.

32. Why should builders be careful with quarterly disclosures?

Because these disclosures are used by:

- RERA authorities
- Buyers
- Lenders
- Investors
- Legal professionals

Any incorrect disclosure can create legal and reputational risk.

33. Does the report include the number of unsold units?

Yes, in many cases builders must disclose booked, sold, and unsold inventory details.

34. Should the builder mention changes in project scope?

Yes, if there are changes in layout, design, amenities, phase planning, or specifications, these should be updated in compliance with the law.

35. Is quarterly reporting only for new projects?

No. It may apply to ongoing registered projects as well, depending on the State rules and the project status.

36. What is the consequence of false reporting?

False reporting can lead to:

- Monetary penalties
- Regulatory action
- Complaint proceedings
- Suspension or cancellation in serious cases

37. What is the best practice for builders in filing quarterly progress reports?

Best practices include:

- Filing on time
- Reporting actual progress
- Using clear supporting documents
- Keeping data consistent
- Reviewing reports before submission
- Maintaining a compliance calendar

38. Can the builder update buyers separately from the quarterly report?

Yes. The quarterly report is a regulatory filing, but the builder can also communicate progress updates directly to buyers through emails, letters, or project portals.

39. Does timely filing help in future extension or compliance applications?

Yes. A consistent record of compliance and honest reporting can support future applications, including extension requests or clarifications.

40. What is the most important thing builders should remember about quarterly reports?

The most important thing is that the quarterly progress report must be **timely, accurate, and complete**. It should reflect the true status of the project and comply with the applicable RERA rules.

FAQs on Project End / Project Closure under RERA for Builders

1. What does “project end” mean under RERA?

“Project end” generally refers to the stage when the real estate project is **completed, delivered, and legally closed** after obtaining the necessary completion-related approvals.

2. When is a project considered complete?

A project is usually considered complete when:

- Construction is finished
- All promised units and common areas are delivered as per sanctioned plans
- Necessary statutory approvals are obtained
- Completion certificate or occupancy certificate, as applicable, is received

3. Is obtaining a completion certificate mandatory?

In most cases, yes. The promoter should obtain the **completion certificate** or **occupancy certificate**, depending on the local law and project type, before treating the project as complete.

4. What is the difference between completion certificate and occupancy certificate?

- **Completion certificate** means the building has been constructed as per approved plans and rules.
- **Occupancy certificate** means the building is fit for occupation and use.

The exact requirement depends on the State and local authority framework.

5. Can a builder close a project without completion certificate?

Usually, no. A project should not be treated as fully ended or closed without the necessary completion-related approvals.

6. What should the builder do after project completion?

After completion, the builder should generally:

- Obtain the completion/occupancy certificate
- Hand over possession to allottees
- Complete conveyance or transfer of title as required
- Update RERA records
- Submit final compliance or closure documents, if required

7. Does the builder need to inform RERA that the project is completed?

Yes. In many States, the promoter must update the project status on the RERA portal and may need to submit final completion documents.

8. Can the builder stop filing reports after project completion?

Not immediately in every case. The builder should continue filing any reports or disclosures required until the authority accepts closure or until all statutory obligations are completed.

9. What is the promoter's responsibility at the end of the project?

The promoter's key responsibilities include:

- Delivering possession
- Rectifying defects, if any
- Executing conveyance
- Settling dues, if applicable
- Maintaining transparency
- Closing project records properly

10. What is conveyance in the context of project end?

Conveyance means transferring the legal title of the land and building/common areas to the association of allottees or the appropriate entity, as required by law.

11. Is conveyance compulsory?

Yes, in most cases conveyance or transfer of title is a statutory obligation of the promoter under RERA and related laws.

12. Can the builder delay conveyance after possession?

No, not indefinitely. The promoter is expected to complete conveyance within the time and manner prescribed by law.

13. What if some flats remain unsold at project end?

The promoter must clearly account for unsold inventory and ensure compliance with all legal obligations before closing the project. Unsold units may still be under the promoter's control until sold or otherwise dealt with lawfully.

14. Can the builder retain control over common areas after project completion?

Generally, no. Common areas are meant to be transferred or handed over as per law and project documents.

15. What documents are commonly needed for project closure?

Typical documents include:

- Completion certificate
- Occupancy certificate
- Final approved plan
- As-built drawings
- Possession records
- Conveyance deed or handover documents

- NOC and compliance letters, if applicable
- Final RERA filing or closure request

16. Does the builder need to provide final accounts?

In many cases, yes. The promoter may need to show project-wise financial closure, especially regarding the separate project account and final withdrawals.

17. What happens to the separate project account after project end?

The builder must ensure that project funds were used as permitted. Any remaining balance and final reconciliation may need to be documented and handled in accordance with law.

18. Can the builder withdraw leftover money after completion?

Any withdrawal from the project account must comply with RERA, accounting requirements, and the prescribed certifications or conditions.

19. What if there are pending defects after project completion?

If defects are reported within the applicable defect liability period, the promoter may be required to rectify them at no additional cost, as per RERA.

20. What is the defect liability period?

It is the period during which the promoter remains responsible for rectifying structural or workmanship defects reported by allottees, as specified under RERA.

21. Can the project be considered ended if possession is given but occupancy certificate is pending?

Not safely. Possession alone may not mean legal project closure if statutory completion approvals are still pending.

22. What if the builder has handed over all flats but common area works are still pending?

Then the project may not be fully complete. Common area and external development obligations must also be checked before closure.

23. Does the builder need to hand over maintenance documents?

Yes, the promoter may need to hand over relevant project records, warranties, manuals, and other documents to the association or maintenance entity.

24. What records should the builder preserve after project end?

The builder should preserve:

- Approved plans
- Completion-related approvals

- Sale agreements
- Possession letters
- Payment and refund records
- Communication with allottees
- Project account statements
- Defect rectification records

25. Can a builder make changes after project end?

Material changes after completion are generally not permitted, unless legally approved and within the applicable law.

26. What happens if the builder does not properly close the project?

Improper closure may lead to:

- Buyer complaints
- RERA notices
- Penalties
- Disputes over conveyance or common areas
- Claims relating to defects or incomplete handover

27. Is a project automatically closed once the completion certificate is received?

Not always. The promoter may still need to complete handover, conveyance, rectification, final disclosures, and other compliance steps.

28. Should the builder notify allottees about project completion?

Yes. Clear written communication about completion, possession schedule, outstanding dues, and handover formalities is best practice.

29. What if the builder is unable to complete the project on time?

Then the builder may need to:

- Apply for extension, if allowed
- Communicate the reason for delay
- Update project status
- Manage buyer claims carefully

30. Can the builder terminate the project instead of completing it?

No, not unilaterally. A registered project cannot simply be abandoned or terminated without legal consequences and regulatory compliance.

31. What is the role of the association of allottees at project end?

The association usually receives handover of common areas, records, and maintenance-related responsibility according to the legal framework.

32. Is final RERA filing necessary after completion?

In many States, yes. The promoter may need to file a final status or closure report on the RERA portal.

33. Can the builder claim project closure if one tower is complete and another is not?

If the project is phased, each phase may be treated separately. If not, the project may not be fully complete until all registered parts are finished.

34. Does project end mean the builder has no further obligations?

No. Obligations such as defect rectification, conveyance, and compliance with legal claims may continue even after possession.

35. What is the safest process for a builder to end a project properly?

The safest process is:

1. Complete construction as per sanctioned plans
2. Obtain completion/occupancy certificate
3. Deliver possession to allottees
4. Handover common areas and records
5. Execute conveyance
6. Update RERA filings
7. Close financial and compliance records

36. Can project end be delayed because of pending approvals?

Yes, if critical approvals are pending, project closure may be delayed. The builder should document the issue and keep stakeholders informed.

37. What if the promoter changes after project completion?

Transfer or change of promoter responsibilities must be handled carefully and in accordance with RERA and applicable law.

38. Why is proper project closure important for builders?

Proper closure helps:

- Avoid disputes
- Ensure legal compliance
- Protect reputation
- Reduce liability
- Build buyer trust

39. Can the builder issue possession letters before project end?

Yes, possession letters may be issued when units are ready, but legal completion and final approvals must still be checked.

40. What should builders remember most about project end under RERA?

The most important point is that **project end is not just about finishing construction**. It also includes **handover, approvals, conveyance, disclosures, defect compliance, and proper closure of records**.
