



Gujarat Real Estate Regulatory Authority (RERA)
4th Floor, Sahyog Sankul, Sector-11, Gandhinagar-382010
Website: <https://gujrera.gujarat.gov.in>

No: GujRERA/Order -106

Date: 24/04/2025

Order-106

Subject: Amendment to Order No: 10 dated 30/05/2018 regarding submission of hard copy documents

Reference: -

- a) Section 4, 9, 11 and 37 of the Real Estate (Regulation and Development) Act, 2016
- b) Rule 3 and 10 of the Gujarat Real Estate (Regulation and Development) (General) Rules, 2017
- c) Regulation 3B (a) and (b) of the Gujarat Real Estate Regulatory Authority (General) Regulations, 2017

Read: -

- a) Authority Order No. 10 issued on 30 May 2018.

Background

The Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as the "Act") was enacted by the Parliament to establish the Real Estate Regulatory Authority for regulation and promotion of the real estate sector and to ensure sale of plots, apartments or buildings in an efficient and transparent manner and to protect the interests of consumers in the real estate sector;

Section 3 of the Act mandates that no promoter shall advertise, market, book, sell or offer for sale or invite a person to purchase in any manner any plot, apartment, or building in any real estate project or part of it, in any planning area without registering the real estate project with the Real Estate Regulatory Authority

Section 4 of the Act prescribes the procedure regarding application for registration of real estate projects with the Authority.

Section 9(1) of the Act mandates that no real estate agent shall facilitate the sale or purchase of any plot, apartment or building, as the case may be, in a real estate project or part of it, being the part of the real estate project registered under section 3, being sold by the promoter in any planning area, without obtaining registration under this section.

Section 37 of the Act empowers the Authority to issue directions to the promoters, allottees or real estate agents for the purpose of discharging its functions under the provisions of the Act

Prevalent Practice

Regulation 3B (a) of the Gujarat Real Estate Regulatory Authority (General) Regulations, 2017 prescribes that every application under Section 4 and Section 9 of the Act must be submitted both online and in hard copy, along with all required details and documents.

Furthermore, under regulation 3B (b) of the said Regulations, the hard copy must be submitted to the Authority within seven days from the date of the online submission.

The Authority has issued Order No: 10 dated 30/05/2018 directing promoters, developers, builders, and agents to submit physical files (hard copies) corresponding to their online applications to the GujRERA office within a stipulated period of 7 days

Revised Procedure

The Authority has implemented the RERA 2.0 portal, which facilitates enhanced digital processing and document management.

The Authority seeks to streamline processes, promote ease of doing business, reduce administrative burden, and support environmentally sustainable practices by minimizing paper usage

Hence, in exercise of the powers conferred under Section 37 of the Act, the Gujarat Real Estate Regulatory Authority hereby issues the following directions:

1. APPLICABILITY

This Order shall apply to all promoters seeking registration, alteration, or extension of real estate projects and to all real estate agents seeking registration under the Act within the jurisdiction of the Gujarat Real Estate Regulatory Authority.

2. AMENDED DIRECTIONS

2.1. Exemption from Hard Copy Submission

The requirement for the submission of hard copies of all documents, as stipulated in Order No. 10 dated 30/05/2018, is hereby discontinued, except for original affidavits as specified in Clause 2.2 below.

2.2. Mandatory Submission of Original Affidavits

Original affidavits shall be mandatorily submitted in physical form for all project registration, alteration, and extension applications. These include, but are not limited to,-

- Affidavit in Form-B
- Affidavit regarding 2/3rd allottee consent
- Affidavit regarding common amenities
- Any other affidavits as required under the RERA Act, Rules and Regulation made thereunder and direction issue from time to time.

2.3. Mode and Timeline for Submission

- 2.3.1 The original affidavits shall be submitted to the Gujarat RERA office through Registered Post/Acknowledgment Due (RPAD), courier service, or in person by the concerned individual or his representative
- 2.3.2 The **above** submissions shall be made within 7 days from the date of online application

2.4. Authority's Discretion for Additional Documents

Notwithstanding the exemption provided under Clause 2.1 and 2.2, the Authority reserves the right to call for submission of any specific document in hard copy format, where deemed necessary for the purposes of:

- Verification
- Legal requirement
- Any other justifiable reason as determined by the Authority

3. GENERAL PROVISIONS AND COMMENCEMENT

- 3.1. This Order supersedes the earlier instructions regarding the submission of hard copies as specified in Order No: 10 dated 30/05/2018, except for the submission of original affidavits.
- 3.2. Non-compliance with this Order shall result in rejection of the application.
- 3.3. In case of any doubt or clarification regarding interpretation of any provision of this Order, the decision of the Authority shall be final and binding.
- 3.4. This Order shall come into force with immediate effect.

By Order of the Authority


24/4/25
Sp. Secretary
GujRERA