



Rajasthan RERA

Rajasthan Real Estate Regulatory Authority

2nd & 3rd Floor, RSIC Wing, Udyog Bhawan,
Tilak Marg, C-Scheme, Jaipur-302005

Phone No.: 0141-2851900 Website: <http://rera.rajasthan.gov.in>

Minutes of 21th Meeting of the Authority - 15.05.2025

The 21th meeting of the Rajasthan Real Estate Regulatory Authority was held on 15.05.2025 at 04:00 PM under the Chairmanship of Smt. Venu Gupta, Hon'ble Chairperson of the Authority, in the Conference Room of the Authority at Udyog Bhawan, Jaipur.

Present:

1. Smt. Venu Gupta, Hon'ble Chairperson Raj-RERA
2. Sh. Sudhir Kumar Sharma, Hon'ble Member-I Raj-RERA
3. Smt. Rashmi Gupta, Member-II, Raj-RERA

In attendance:-

1. Sh. Richhpal Singh Kulhari, Adjudicating Officer and Acting Registrar.
2. Sh. Madhu Sudan Sharma, Assistant Accounts Officer.
3. Sh. Puneet Kapoor, DRP

Agenda-wise discussion held and decisions taken:

Agenda-1. Display of QR Code, Font Size of Rajasthan RERA Registration Number, and Website Address of Rajasthan RERA in Advertisements Published by Promoters and Real Estate Agents

Decision

- 21.1** The agenda pertained to the consideration of a proposal for issuing directions to promoters and registered real estate agents for standardized and prominent display of the Rajasthan RERA registration number, Authority's website



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address, and QR code in all promotional and advertising materials.

The proposal is in line with the mandate under Section 11(2) of the Real Estate (Regulation and Development) Act, 2016 and Rule 15(2) of the Rajasthan Real Estate Rules, 2017 and Regulation 14 of RERA Regulation 2024 and is aimed at enhancing transparency and protecting the rights of homebuyers by ensuring visibility and legibility of essential regulatory information in advertisements.

The Authority noted with concern that in many advertisements, the required registration details and website address not clearly visible, are printed in very small fonts, or in colours that reduce readability. This non-compliance undermines the objectives of the Act and the Rules.

After deliberation, the Authority considered and approved the proposal to issue formal directions to all promoters and registered real estate agents in the State of Rajasthan with the following key provisions:

1. Font Size Standardization:

- RERA registration number and Authority's website address to be in font size equal to or larger than the font used for project contact details.

2. Placement and Visibility:

- Mandatory display in the top-right quadrant of the advertisement, using clearly visible colours.

3. Display of QR Code:

- Inclusion of a scannable QR code in the top-right quadrant, linking to project details on the RERA website.

4. Scope:

- Applicability to all forms of advertisements, including print, digital, social media, brochures, standees, and other promotional material.



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5. Penal Provisions:

Failure to comply with the above directions shall be construed as violation / contravention and in such case a penalty of not less than ₹10,000 which may extend to ₹50,000 shall be imposed under Sections 63 and/or 65 of the Act upon the promoters and real estate agents for each violation, as the case may be.

The Authority directed that an order be issued accordingly under Section 37 of the Act to ensure uniformity, compliance, and transparency across all real estate advertising in Rajasthan.

Agenda-2. Discussion Consideration of CREDAI's Representation for Further Extension of Effective Date for Imposition of Penalty on Delayed Submission of Quarterly Progress Reports (QPRs)

Decision

21.2

The agenda pertained to a representation received from CREDAI and certain promoters requesting a further extension of the effective date for the imposition of the penalty on delayed submission of Quarterly Progress Reports (QPRs), as mandated under Order No. F1(31) RJ/RERA/Authority Meeting/2019/162 dated 24.02.2025.

It was recalled that the 20th Authority Meeting, under Agenda Item No. 04, had approved the imposition of an additional penalty of ₹5,000 per quarter for each successive quarter of delay after the first, applicable until the submission of the pending QPR.



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The said order was initially scheduled to come into effect from 01.03.2025, but was subsequently deferred till 01.05.2025 following industry representations citing practical hardships. It was also explicitly communicated at that time that no further extensions would be considered beyond 01.05.2025.

The Authority ratified the earlier decision to extend the effective date for imposition of penalty from 01.03.2025 to 01.05.2025.

Agenda-3. Engagement of MSTC Limited for Auction of Attached Properties under Section 40 of the Real Estate (Regulation and Development) Act, 2016

Decision

21.03 The agenda was placed before the Authority for consideration regarding the engagement of **MSTC Limited**, a Central Public Sector Enterprise (CPSE) under the Ministry of Steel, Government of India, for the auction of properties attached under Section 40 of the Real Estate (Regulation and Development) Act, 2016 ("the Act").

It was noted that:

- Section 40 of the Act empowers the Authority and the Adjudicating Officer to enforce orders relating to penalties, interest, or compensation through mechanisms akin to the recovery of arrears of land revenue, and execution proceedings similar to those of a civil court decree.
- Rules 25 and 26 of the Rajasthan RERA Rules, 2017 provide for recovery under the Rajasthan Land Revenue Act, 1956 and execution under the Code of Civil Procedure, 1908.
- Regulations of 2024 prescribe the procedure of effective execution of orders passed by the Authority and the Adjudicating Officer.



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- As a result, **attachment and auction of properties** have become necessary enforcement tools in cases of persistent non-compliance by promoters.

In view of the above, as per draft agreement submitted by MSTC on 12.05.2025, the Authority **considered and unanimously approved** the agenda for:

1. **Engagement of MSTC Limited** on a direct contract basis for conducting e-auctions of attached properties in accordance with the RTPP Rules.
2. **Approval of the auction modalities**, payment mechanisms, service charge structure, and the proposed **system integration** with the RERA 2.0 portal as detailed out in the proposal.

The Authority further directed the Registrar to initiate necessary steps for execution of the engagement and operationalization of the auction process in coordination with MSTC Limited.

Agenda-4. Structural Drawings

Decision

- 21.4 .1** As per Regulation 3(2)(ii) of the RERA Regulation, 2024, while submitting the online application for registration of the project the promoter is required to mandatorily upload the structural drawings duly sealed and signed by a qualified engineer. However, it was brought to the notice by the promoters/developers that submission of structural drawings at the time of registration is not pragmatic because in due course of construction, building has to go many changes/alternations which brings lot of changes in



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structural drawings of the project. Besides, the concerned engineer takes at least 3 to 4 months in preparation of such drawings which causes delay in registration of the project.

- 21.4.2** After due discussion and deliberation it was observed that the final shape of the structural drawings comes at the later stage of the construction or when the project is near to completion and no fruitful purpose would serve if the promoters are compelled to file the drawings at initial stage. Therefore, it was resolved that the promoters/developers may submit the final structural drawings duly sealed and signed by the qualified engineer at any point of time before completion of the project, but in any case, has to mandatorily submit before submission of completion certificate. The promoter shall submit and undertaking/affidavit for the same at the time of submission of application for registration. A clarificatory notification be issued by the Registrar RERA in this regard.

Agenda-5. Amendment/modification in Form-G Agreement for Sale.

Decision

- 21.5** Agreement for sale executed between allottee and developer is submitted on Form-G appended to the Rajasthan Real Estate Regulation and Development Rules, 2017. It is a common Form for both the group housing and plotted development projects. The requirement and modalities of plotted development projects and that of group housing projects are at variance on some aspects and some columns are superfluous and redundant with regard to plotted development project. Besides, in cases of different category of projects like group housing, commercial, mixed used etc.



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certain specific terms and conditions are mutually agreed upon between the allottee and promoter. But the model draft does not provide insertion of such specific conditions except a NOTE to this effect in Para 32 of existing Form. Thus, it was felt that two separate Forms for plotted and group housing projects be prescribed giving window for mentioning of specific terms and conditions as mutually agreed upon by the parties, project specific. However, such terms should not be in derogation or inconsistent with the provisions of the RERA Act and Rules/Regulations made there under.

Since Form-G is the part of Rules of 2017, therefore, this amendment/modification has to be made by the State Government. Before sending such proposal a model revised draft of agreement for sale has to be prepared and for that the Authority resolved to constitute a committee under the chairmanship of Registrar RERA having Joint LR legal and DRP Project Cell as members to draft and suggest proposed modified agreement for sale. This committee will also undertake an exercise to suggest any other amendment in the Rules as required so that all the proposed amendments may be sent in one go.

Agenda-6. Exemption Certificate for the projects.

Decision

- 21.6** Section 3 of the RERA Act mandates for prior registration of real estate projects with RERA before advertisement, marketing, booking etc. Provision for registration of 'ongoing projects' as on 01.05.2017 has also been made. In this regard, Rule 4 of the RERA Rules provide the exclusion of project which do not come under the ambit of "ongoing



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project". However, the RERA Act does not envisage the issuance of exemption certificate for any particular project. While dealing with suo moto complaint in File No.F.15(249)RJ/RERA/C/2022 titled as Suo Moto V/s Shree Krishna Associates this Authority vide order dated 22.08.2022 directed to operationalize an online application module for dealing with exemption certificates and project which were excluded from the definition of ongoing projects given in Rule 4. Option was also given to the promoters to apply for an exemption certificate to the Authority when the project has been completed and no advertisement, marketing, booking etc. has been made therein before such completion.

Now, after a span of time the issues of 'ongoing projects' have almost been settled and are very sparingly coming for consideration before the Authority. While examining exemption applications it is observed that the promoters have already taken booking in some cases which certainly defeats the purpose of exemption certificates. As per mandate of the Act the Authority has to consider whether the project is liable to be registered as a new project or as ongoing project or the same is excluded from the ongoing one which is not liable to be registered. But issuance of exemption certificate would not serve any purpose and instead it may mislead the purchasers and the possibility of misuse of such exemption can also not be ruled out.

Thus, the Authority resolved to dispense with the issuance of exemption certificate with immediate effect. Henceforth no fresh application for exemption shall be entertained. The necessary modifications in the concerned module may be made accordingly, if required, within 15 days.



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Agenda-7 Registration of Housing Projects developed by Cooperative Housing Societies.

Decision

21.7 Vide order dated 14.03.2023 F4(1)RJ/RERA/2017/Part/467 this Authority directed the development authorities / UITs / local bodies, not to issue patta before RERA registration of the project except the schemes in which :-

- (i) any Patta has been issued prior to 01.05.2017, Or
- (ii) the schemes in which completion certificate has been obtained before 01.05.2017, Or
- (iii) the schemes in which the possession of 60% or more of the plots have been given before 01.05.2017, Or
- (iv) the schemes where the concerned developer including local bodies have transferred/ handed over the project to the concerned Nagar Nigam and more than 50% of the development cost has been deposited in the local bodies.

Some ambiguities have cropped up about the applicability of RERA registration qua the projects developed prior to 01.05.2017, particularly the project sold/ developed by cooperative housing societies. The UDH Department vide letter dated 22.04.2025 has also observed that the letter dated 14.03.2023 issued by this Authority needs to be revisited/amended.

In this context, the exemptions have already been enumerated in the letter dated 14.03.2023 in clear terms as stated above but in order to clarify its interpretation, the



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Authority resolved that while superseding the order dated 04.03.2023 fresh order in this regard be issued elaborating the projects which are not required to be registered.

Agenda-8. To provide the online mechanism for consideration of the application submitted by promoter for closure of separate retention account.

Decision

- 21.8** As per Regulation 11(8) certain compliances are to be made by promoter wherein it has been mentioned that 'If satisfied, the Authority will issue a formal permission to the promoter to close the RERA Retention Account of the project and withdraw the balance amount, if any. However, at present there is no such online formal mechanism wherein a formal permission to the promoter may be given for closure of RERA retention account.

Therefore, it was resolved that a separate module on online web portal for closure of bank account of the promoter be created within next 30 days.

Agenda-9. Consideration of Standard fee for Farm House projects.

Decision

- 21.9** Now-a-days many farm house projects under "plotted development scheme" are being received for registration. The development authorities and local bodies are also developing such projects. It has been brought to the notice by developers that very small part of the land is being used for residential purpose in farm housing schemes. It is also noticed that



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development authorities are charging the conversion charges of 10% of the land area subject to maximum of 500 sq.mtr. in farm house schemes.

Having considered the matter, it was found that some relaxation in standard fee may be given in farm house schemes as only some part of land portion is being used for residential purpose and the remaining portion is developed for agricultural purpose. Accordingly, it was resolved that standard fee of Rs. 3 per sq.mtr instead of prevailing Rs. 5 per sq.mtr shall be payable on the total phase area/project area of the project developed under farm house schemes.

Thus, after change in standard fee of Housing Schemes and discontinuance of exemption certificates, the registration fee and the standard fee in the "plotted development projects" shall be applicable w.e.f. 01.06.2025 as under:-

Sr.No.	Category	Registration Fee (per sq.mtr.)	Standard Fee (per sq.mtr.)
1.	Residential, Institutional, Industrial	Rs. 5	Rs. 5
2.	Farm House Schemes	Rs. 5	Rs. 3
3.	Commercial/Mixed used	Rs. 5	Rs. 10

[Handwritten signature]



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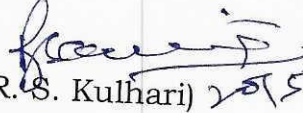
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Any other Agenda with the permission of Chair.

Agenda-10. Confirmation of the minutes of 20th Meeting of the Authority held on 5th February, 2025.

Decision

- 21.1** The Minutes of 20th meeting of the Authority were confirmed.
There being no other business, the meeting ended with a vote of thanks to the Chair.



(R. S. Kulhari) 20/5/25
Registrar

No. F1 (31) RJ/RERA/2019/638

Dated: 20.05.2025

Copy to the following for information and necessary action:

1. PS to Chairperson
2. PS to Member-1
3. PS to Member-2
4. PS to Adjudicating Officer
5. PS to Registrar
6. Joint Registrar (Law)
7. Assistant Account Officer
8. DRP/AR P-1/AR P-2
9. Guard File
10. Website of RERA


Registrar
20/5/25