



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 20th Meeting of the Authority – 05.02.2025

The 20th meeting of the Rajasthan Real Estate Regulatory Authority was held on 05.02.2025 at 03:30 PM under the Chairmanship of Smt. Veenu Gupta, Hon'ble Chairperson of the Authority, in the Conference Room of the Authority at Udyog Bhawan, Jaipur.

Present:

1. Smt. Veenu 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. Confirmation of the minutes of 19th Meeting of the Authority held on 27th September, 2024.

Decision

- 20.1** The Minutes of 19th meeting of the Authority were confirmed, except agenda item no. 2 which is being revisited in today's meeting.

Agenda-2. Discussion on Annual statement of accounts for the year 2023-24.

Decision



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20.2

Shri Madhu Sudan Sharma, Assistant Accounts Officer of the Authority, submitted that annual accounts of the Authority for the year 2023-24 have been prepared in Form-P prescribed under the Rajasthan Real Estate (Regulation and Development) Rules, 2017, with the assistance of the Chartered Accountant firm, M/s Mahaveer Gandhi & Associates, who were engaged for the purpose. He then presented the annual accounts so prepared.

The Authority, after due consideration, passed the following resolution:

“It was resolved that the compiled and audited annual accounts of the Authority, i.e., Receipts and Payment Account for the year 2023-24, Income and Expenditure Account for the year 2023-24 and Balance Sheet as on 31st March, 2024 be and are hereby received, considered and approved by the Authority.”

“It was further resolved that the annual accounts so approved and signed in the meeting by the Chairperson of the Authority will be forwarded by the Registrar of the Authority to the Principal Accountant General, Rajasthan for CAG's audit report thereon.”

Agenda-3. Issue with regard to registration of Industrial plots being developed by RIICO in the light of Urban Development & Housing Department, GoR letter dated 09.12.2024.

Decision

20.03

The registration of industrial plots being developed by RIICO was discussed in view of the UDH Department letter dated



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09.12.2024. Vide said letter UDH Department has conveyed that the industrial projects developed by RIICO in "urban area" are liable to be registered under RERA Act. However, the RERA Act, 2016 does not envisage any distinction between rural and urban area. Besides, what would be the boundary line of urban area with regard to industrial development, whereas only the word "Planning Area" finds place in the Act. Therefore, it is resolved that a letter be written to UDH for clarification on these issues so that the matter may be proceeded further accordingly. Copy of this resolution be also sent RIICO for information and necessary action, if required, at their end.

Agenda-4. Consideration of aspect of penalty on late submission of QPR, Completion Certificate /Occupancy Certificate / Mortgage free letter.

Decision

- 20.4 .1** It is observed that many of the promoters are not submitting QPRs in time. Although, a penalty of Rs. 5000 per quarter is being imposed for the present but that is only for one time and is having no cumulative effect with the result that the promoters who file QPR after delay of one quarter or after 5-10 quarters are at par to pay equal penalty of Rs. 5000. Therefore, in order to ensure regular submission of QPR it is resolved that for delay of one quarter the penalty will remain the same as Rs. 5000 but for delay of successive quarters, it will be additional Rs. 5000 for each quarter till the QPRs are submitted. It will be effective from 01.03.2025.
- 20.4.2** Vide order no. No.F.4(1)RJ/RERA/Part/2017/2140 dated 03.09.2024 this Authority mandated to upload the partial



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CC/CC/OC and Mortgage Free Letter, as the case may be, within 45 days from the date of issuance of such certificate/letter by the competent Authority. However, strict compliance of the said order is not being made by the stakeholders. Therefore, it is resolved that after expiry of 45 days a penalty of Rs. 1000 per day for the delayed period shall be imposed and recovered from such promoter. This penalty shall be applicable on the partial CC/CC/OC and Mortgage Free Letter issued on or after 01.03.2025.

Agenda-5.Consideration of standard fee on registration of schemes for Industrial plots, Farm houses and applications for exemption of registration.

Decision

20.5 Hitherto, the registration fee and standard fee is being charged as per order no. F.4(1)RJ/RERA/2017/Part/2240 dated 28.07.2023. The Authority has deliberated on the issue of standard fee being charged on various schemes. After due discussion and deliberation it was resolved that with effect from 01.03.2025 the registration fee and standard fee shall be as under on the applicable categories:-

Sr.No.	Category	Registration Fee (per sq.mtr.)	Standard Fee (per sq.mtr.)
1.	Residential, Institutional, Industrial, Farm House	Rs. 5	Rs. 5
2.	Commercial/mixed used	Rs. 5	Rs. 10
3.	Exemption application (residential, commercial, mixed	-	Rs. 10



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Agenda-6.Requirement of CC/OC in exemption matters other than plotted schemes.

Decision

- 20.6 In this context it was resolved that the promoter seeking exemption of registration for projects other than plotted schemes shall have to submit the occupancy certificate alongwith CC at the time of filing of such application.

Agenda-7 Development of separate module on dashboard for submission of partial CC/CC/OC and consideration of requisite fee.

Decision

- 20.7 At present, no separate module is in place for submission of partial CC/CC/OC and Mortgage Free Letter. After deliberations it was resolved that a fee of Rs. 5000 per application shall be charged on submission of partial CC/CC/OC and Mortgage Free Letter and a separate module on the RERA dashboard be developed for the purpose. This shall be effective from 01.03.2025.

Agenda-8.Issue of submission of map revision application on RERA web portal in cases of lapsed project.

Decision

- 20.8 In order to have an effective monitoring on the lapsed projects, the Authority resolved that henceforth no application shall be entertained for map revision unless the



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promoter has taken steps for regularization of the lapsed projects.

Agenda-9. Consideration of submission of water supply service drawing at the time of registration in case of plotted category.

Decision

- 20.9 As per RERA Regulation 3(2)(ii) of 2024 the water supply drawing are required to be submitted in other than plotted development category but it is not mentioned in Regulation 3(2)(i) with regard to plotted development category. Therefore, it is resolved that the promoter shall have to submit the water supply drawing at the time of filing the application for registration of the project in plotted category also. Steps be also taken for necessary amendment in Regulation to this effect.

Agenda-10. Consideration of registration of LLP deeds and partnership deeds.

Decision

- 20.10 Discussed and deferred.

Agenda-11. Requirement of proof of competent authority where no plot(s) have been mortgaged in the plotted schemes.

Decision

- 20.11 This Authority, vide order no. F.4(1)RJ/RERA/2017-part/2030 dated 24.05.2023 directed that where the plots are not mortgaged in the approved layout plan by the Local Body



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then as a "proof" promoter has to submit the letter from the Local Body that no plots have been mortgaged in the scheme or copy of the application filed under RTI submitted to the Local Authority for getting certificate that plots were not mortgaged in the schemes whereas as per Regulation 13(5)(i) an "undertaking" of the promoter that no plots have been mortgaged in the scheme is required. With a view to clarify and to ascertain the veracity, it was resolved that the promoters shall have to submit the proof of Local Authority/ RTI as directed by the order dated 24.05.2023. Steps for necessary amendments in the relevant Regulation be also taken by the registry.

Agenda-12. Institution of suo-moto complaints initiated in compliance of the order of the Authority.

Decision

- 20.12 For the present there is no system in place for institution/ registration and disposal of the suo-moto complaints initiated at the behest of the Authority. Therefore, it was resolved that all the pending suo-moto complaints be registered and henceforth every new suo-moto complaint shall be instituted and the disposal of the same shall be recorded. IT Section to do the needful in this regard.

Agenda-13. Issuance of mortgage free letter by the competent authority after lapse of validity of layout plan in plotted schemes.

Decision

- 20.13 It has come to the notice of the authority that after issuance of direction of the UDH Department for compulsory



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registration of the projects with RERA for plotted development scheme many promoters are applying for registration of the projects which have already been completed and mortgaged free letters have been issued by the respective local authorities, but the validity period of layout plan has already expired at the time of filing of the application for registration. Considering all the aspects involved in the matter the authority has resolved that, as a one time measure, registration of such projects be made without insisting upon the extension of validity of layout plan as the projects have already been completed. This relaxation shall be applicable upto 30.06.2025 so that the affected promoters may get their projects registered.

Agenda-14. Consideration of bench mark date where CC. is issued by the empanelled architect/chartered engineer within validity period but deposited with competent authority beyond expiry of estimated finish date of project.

Decision

20.14 Discussed and deferred.

Agenda-15. To decide further course of action of the project "Sunrisers" of promoter SNG Real Estate Pvt. Ltd.

Decision

20.15 The Authority in its meeting dated 27.09.2024 at Agenda No. 19.5 has decided to deploy 3 guards through manpower agency for watch and ward of the "sunrisers project" and to



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remove the guards deployed by REXCO. However, after site inspection it was found that various articles / goods are lying at the site. Therefore, the authority deemed it appropriate to continue the earlier system by allowing the REXCO guards for watch and ward. The registry is directed to take necessary steps for recovery of the expenses from the promoter incurred on salary of the guards.

Agenda-16.Any other matter with the permission of the Hon'ble Chairperson, RERA.

Decision

20.16 With the permission of the Chair following item was taken up:-

- (1) Registration of Hotel Projects where units are sold and leased back.

Many a times queries are raised and some representations were also received to clarify as to whether when any hotel unit is sold to the customer with a legal sale agreement executed during the construction period and after execution of sale deed the property is leased back to the developer for a long-term/ perpetual lease, then such project of the hotel category is required to be registered with RERA or not. After due deliberation and considering the object of the RERA Act it was resolved that such projects where sale deeds have been executed in favour of the purchaser/ allottee for a unit and the same was leased back to the developer, are necessarily required to be registered under RERA Act.



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There being no other business, the meeting ended with a vote of thanks to the Chair.


(R. S. Kulhari)
Registrar

No. F1 (31) RJ/RERA/2019/108

Dated: 07.02.2025

Copy to the following for information and necessary action:

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


Registrar