



Chhattisgarh Real Estate Regulatory Authority

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Circular No. 145/CGRERA/2026/566

Date: 05/02/2026

// CIRCULAR //

Subject: Safeguards for senior citizens and bona fide homebuyers

In exercise of the powers conferred under Section 37 of the Real Estate (Regulation and Development) Act, 2016, and in compliance with Para 21.2(11) of the Hon'ble Supreme Court Judgment in *Civil Appeal Nos. 3826 of 2020, 540 of 2021, and 5496 of 2025*, the following directions are hereby issued to all promoters for strict adherence by promoters and for guidance of allottees.

1. Notarisation of Additional Clauses in Agreement for Sale

Rule 9 of the Chhattisgarh Real Estate (Regulation and Development) Rules, 2016 prescribes a Model Agreement for Sale to ensure uniformity, fairness, and protection of homebuyers. Promoters are advised to ordinarily adhere to the Model Agreement for Sale.

In strict compliance with Para 21.2(11) of the Hon'ble Supreme Court judgment, where an Agreement for Sale which **deviates from the Model RERA Agreement for Sell** and where the allottee is over the age of 50 years, the Agreement for Sale must be supported by an affidavit. Such affidavit shall be:

- sworn before the competent Revenue Authority, and
- shall certify that the allottee has understood the nature of the clauses and the attendant risks involved in such contractual arrangements.

2. Disclosure of RERA Collection Account Details

Every promoter shall mandatorily mention only the Rera Collection Account details in the agreement for sale and any other documents or publication related to the project where account details are mentioned.

The earlier issued Circular no 139 dated 14.11.20225 stands withdrawn from immediate effect.

Non-compliance with the above directions shall be treated as a violation of the provisions of the Act and may attract appropriate action as per law.

(Approved by Authority)



(Astha Rajput)
Registrar
Real Estate Regulatory Authority
Chhattisgarh, Raipur
Real Estate Regulatory Authority
Chhattisgarh, Raipur