



**KERALA REAL ESTATE REGULATORY AUTHORITY  
THIRUVANANTHAPURAM**

**K-RERA/T3/2050/2023**

**Dated 14<sup>th</sup> November 2023**

**Present: Sri. P H Kurian, Chairman.  
Smt. Preetha P Menon, Member  
Sri. M.P Mathews, Member**

**ORDER**

Sub: Direction to the Promoters to submit copy of registered 'Agreement for Sale' (AFS), executed with allottees in 'new real estate projects' - Reg.

Ref: Letter from Ministry of Housing and Urban Affairs (MOHUA) dated 01.08.2023.

(1) The Ministry of Housing and Urban Affairs (MOHUA), New Delhi issued a letter, referred above, directing to conduct a random audit in respect of compliance of sec 13 (1) of Real Estate (Regulation and Development) Act, 2016 by the Promoters of all the real estate project registered before the Authority. The objective of this audit is to ensure that the 'agreements for sale' do not contain any restrictive clause(s) that may be detrimental to the interests of homebuyers.

(2) In compliance of above-mentioned direction from MOHUA, New Delhi, with respect to the accuracy of the 'agreements for sale' executed in respect of the real estate projects registered with this Authority as per sec 3 of the Act, 2016, we have decided to call for the copies of the such agreements for sale executed between the Promoters and Allottees of all the 'new real estate projects' registered with this Authority.

(3) Sec 13 (2) of the Act, 2016 r/w Rule 10 of the Kerala Real Estate (Regulation and Development) Rules 2018, stipulates that the 'agreements for sale' executed by the Promoters with the allottees of real estate projects shall be in 'Annexure A' to the Rules 2018 and these agreements should be duly registered as per local laws.

(4) In view of the above invoking sec 37 of the Act, 2016, we hereby direct the promoters of all the 'new real estate projects' registered before this Authority as per sec 3 of the Act, 2016, to submit one copy of the 'Agreement for Sale' executed by them with an allottee of each of their new projects, in each year, from the date of registration of the said projects before this Authority, within 30 days from the date of receipt of this order without fail.

Dated this the 14<sup>th</sup> day of November 2023

*Sd/-*

Sri M.P Mathews  
Member

*Sd/-*

Smt. Preetha P Menon  
Member

*Sd/-*

Sri. P H Kurian  
Chairman



Issued by

  
Secretary (Technical & Administration)