



**KERALA REAL ESTATE REGULATORY AUTHORITY**  
**Trinity Centre, Opposite Chaithanya Eye Hospital,**  
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No. K-RERA/T3/102/2020

dated: 29.09.2023

**PUBLIC NOTICE**

**Subject:** Kerala Real Estate Regulatory Authority – Application for registration of Real Estate Projects – Legal title of the land involved in the project– Conditions for accepting the registered ‘agreement for sale’ executed with the land owners in lieu of the ‘joint venture agreements’ executed with the land owners– reg

In the event of submission of a registered ‘Agreement for Sale’ executed between the promoter and the landowner in lieu of a registered ‘Joint Venture Agreement’ executed between the promoter and landowner for the purpose of obtaining K-RERA registration, the Kerala Real Estate Regulatory Authority by exercise the powers conferred under Section 37 of the Real Estate (Regulation & Development) Act, 2016, is hereby resolved the following decisions while considering such applications for registration.

1. In case the transfer of land does not take place as per the ‘Agreement for Sale’ executed between the promoter and the land owner, the K-RERA registration is liable to be revoked.
2. A registered ‘Power of Attorney’ which empowers the promoter to develop the project and to enter in to an ‘Agreement for Sale’ with the allottees shall be executed by the landowner in favour of the promoter.

3. Once the project land is transferred to the promoter, the promoter shall make the necessary changes / corrections in the project details and upload the sale deed on the web page of the project maintained on the web portal of the Authority through an application for correction.
4. The promoter shall also be mutated all the necessary approvals / documents taken in the name of the original landowner in the name of the promoter and upload the details on the web page of the project maintained on the web portal of the Authority.

By Order of the Authority

Approved for issue



Secretary (Technical and Administration)

