



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>

Rajasthan RERA

No. F1(198)RJ/RERA/GM/2021/722

Date : 14.06.2021

ORDER

Sub: **New Online Service of "Special Modification" for updation/correction/modification in Promoter Profile and Project Details of Registered Projects**

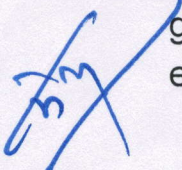
In its effort to make Rajasthan RERA a "No Paper No Footfall" office, the Authority had, vide its Order no. F1(198) RJ/RERA/GM/2021/477 dated 09.03.2021, introduced a 'Do It Yourself' online service by the name of '**General Modification**' for the promoters to update/correct/modify their Promoter Profile and the Project Details of their registered projects. However, modification of certain items of Promoter Profile and Project Details was left out of the scope of that online service and continued to be processed offline.

The Authority has now launched another online service by the name of '**Special Modification**' whereby the promoters will be able to update/correct/modify all those remaining items of Promoter Profile and Project Details, though with online approval of the Authority. Under this service, an application can be made even for the change of promoter in respect of any registered project.

In this context, the following comprehensive directions are hereby issued:

1. For updations/corrections/modifications to be made in Project Details, select the item which needs to be modified from the list given in 'Application for Modification of Project Details' under **Special Modification (Project Modification)** module and fill the proposed details, while mentioning the reason for modification and uploading all the relevant documents. It may be noted that in one application only one item can be modified. If more than one item needs to be modified, a separate application will need to be submitted for each item.

2. For updations/corrections/modifications to be made in existing Promoter Profile, which do not amount to change of promoter, select the tab 'Case A' in 'Application for Modification of Promoter Profile' under **Special Modification (Profile Modification)** module.
3. For Change of Promoter in respect of a particular registered project, select the tab 'Case B' in 'Application for Modification of Promoter Profile' under **Special Modification (Profile Modification)** module.
4. Fee shall be payable as under:
 - (i) A fee of ₹ 5000/- only is to be deposited for each application made under **Special Modification (Project Modification)** module.
 - (ii) A fee of ₹ 5000/- only is to be deposited for each application for change/modification/updation in existing Promoter Profile (Case A), made under **Special Modification (Profile Modification)** module.
 - (iii) For Change of Promoter (Case B) under **Special Modification (Profile Modification)** module, a fee equal to the sum of registration fee and standard fee, currently payable on registration of a new project, shall be payable.
 - (iv) Additional fee may be demanded by the Authority if found payable in the facts and circumstances of a particular case (especially in cases of change of Project Status, Project Type).
5. With the launch of this service, all the services of Rajasthan RERA have become available to promoters online; and, therefore, no offline/paper applications will be entertained in future. An updated item-wise chart is annexed herewith for ready reference.
6. It is expected that the promoters of registered projects will make good use of all the online services provided by the Authority and ensure timely updation of their Promoter Profile and Project Details




of their registered project(s) so that the allottees and the potential buyers get correct/updated information at all times.

7. If there are any practical difficulties faced in using any of the Authority's online services, Shri Arpit Sancheti, DTP-cum-Joint Registrar (Projects) may be contacted on his mobile 9829872121/ e-mail ID jointregistrar.rera@RAJASTHAN.GOV.IN For any bugs encountered in using any online service, the promoters can also report the same directly to IT Cell of the Authority, using the 'IT Service Request' tab now provided on their dashboard.

This issues with the approval of Hon'ble Chairman.

Enclosed: Updated Item-wise Chart of Modifications

- A. Profile Modification
- B. Project Modification


(Ramesh Chandra Sharma)
Registrar

Copy for information and necessary action:

1. PS to Chairman, Rajasthan RERA
2. PS to Member (Sh. Shailendra K. Agarwal), Rajasthan RERA
3. PS to Member (Sh. Salvinder Singh Sohata), Rajasthan RERA
4. PS to Adjudicating Officer, Rajasthan RERA
5. PS to Registrar, Rajasthan RERA
6. SA, DoIT & RISL Sh. Mukesh Arora
7. Coordinator, Conciliation Forum, Rajasthan RERA
8. Chairman/President, Confederation of Real Estate Developers' Associations of India (CREDAI) Rajasthan, 424, 4th Floor, Laxmi Complex, MI Road, Jaipur - 302001
9. Chairman/President, Confederation of Real Estate Developers' Associations of India (CREDAI) NCR Bhiwadi Neemrana, E-127, Industrial Area, Bhiwadi, Alwar-301019
10. President, Township Developer Association of Rajasthan (TODAR), Prim Pavilion, E-66, Nakul Path, Lal Kothi Scheme, Jaipur – 302015

11. Chairman/President, Rajasthan Affordable Housing Developers Association (RAHDA) S-220, Time Square, Central Spine, Vidyadhar Nagar, Jaipur
12. Vice Chairman, RAJREDCO, Jaipur
13. Chairman, All India Federation of Tax Practitioners (CZ), c/o Shri Pankaj Ghiya, 10, Ganesh Colony, Bhairav Path, JLN Marg, Jaipur-302004
14. Chairman, RERA Awareness Committee, ICAI, Jaipur Branch, Jain Rathore & Associates, 105, Jagdish Enclave, Hawa Sadak, Civil Line Circle, Opp. Ram Mandir, Jaipur-302006.
15. Chairman, RERA Committee, Tax Consultant Association, Jaipur, 801-803, 8th Floor, Signature Tower, DC-2, Behind Apex Bank, Tonk Road, Jaipur – 302015
16. President, RERA India Educational & Resources Federation, 4F-42, Mahima Trinita Mall, Swage Farm, New Sanganer Road, Jaipur-302019
17. Chairman, The Indian Institute of Architects, Rajasthan Chapter, 400, F-72, 'Suryoday', Subhash Marg, Bagadiya Bhawan, C-Scheme, Jaipur-302001
18. Chairman/Secretary, Rajasthan Realtors Association (RRA), 308, 3rd Floor, Plot No. 1, Felicity Tower, Sahakar Marg, Lal Kothi, Jaipur- 302005
19. Chief Editor, RERA Times, Ghiya & Company, E-68, Ghiya Hospital Complex, Sector-12, Malviya Nagar, Jaipur – 302017
20. All officers of Rajasthan RERA
21. Guard File
22. Rajasthan RERA Website
23. All promoters (through their dashboard)


Registrar



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Updated Item-wise Chart of Modifications (as on 14.06.2021)

A. Profile Modification

S.No.	Particulars	Editable by promoter (at his own level), using online General Modification module	Editable by promoter (with the approval of Authority), using other online modules	Remarks
Promoter Profile (Individual/Proprietorship)				
1.	First Name		Yes	Through Special Modification (Profile Modification) module
2.	Middle Name		Yes	
3.	Last Name		Yes	
4.	PAN Number		Yes	
5.	Father name		Yes	
6.	Aadhar Number		Yes	
7.	Any Criminal or Police case/cases pending?	Yes		
8.	Do you have any registration in other state than Rajasthan?	Yes		
9.	Have you ever been convicted in any criminal case?	Yes		
Address for official communication				
10.	State	Yes		
11.	District	Yes		
12.	Tehsil	Yes		
13.	Village/Town/City	Yes		
14.	Plot/ Khasra No.	Yes		
15.	Ward No.	Yes		
16.	Street/ locality	Yes		



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17.	Post Office	Yes		
18.	Pin Code	Yes		
Contact Details				
19.	Mobile Number	Yes		
20.	Office Number	Yes		
21.	Fax Number	Yes		
22.	Email ID	Yes		
23.	Landline Number	Yes		
24.	Website URL	Yes		
Upload Documents				
25.	Pan Card	Yes	Yes	Through Special Modification (Profile Modification) module
26.	Address Proof	Yes		
27.	Aadhar Card	Yes	Yes	Through Special Modification (Profile Modification) module
Promoter Profile (Firm/Company/Association etc.)				
28.	Organization Name		Yes	Through Special Modification (Profile Modification) module
29.	Pan Number		Yes	
30.	Organization Type		Yes	
Address for Official Communication				
31.	State	Yes		
32.	District	Yes		
33.	Tehsil	Yes		



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34.	Village/Town/City	Yes		
35.	Plot/ Khasra No.	Yes		
36.	Ward No.	Yes		
37.	Street/ locality	Yes		
38.	Post Office	Yes		
39.	Pin Code	Yes		
Organization Contact Person				
40.	Name of Contact Person	Yes		
41.	Designating of Contact Person	Yes		
42.	Company Mobile Number	Yes		
43.	Secondary Mobile Number	Yes		
44.	Office Number	Yes		
45.	Fax Number	Yes		
46.	Email ID	Yes		
47.	Web Site	Yes		
Partner Details (+ADD)				
48.	Designation	Yes		
49.	Name	Yes		
50.	Pan Number	Yes		
51.	Aadhar Number	Yes		
52.	Authorized Signatory	Yes		
Address Details				
53.	State	Yes		
54.	District	Yes		
55.	Tehsil	Yes		



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57.	Plot/ Khasra No.	Yes		
58.	Ward No.	Yes		
59.	Street/ locality	Yes		
60.	Post Office	Yes		
61.	Pin Code	Yes		
62.	Any Criminal or Police case/cases pending?	Yes		
63.	Do you have any registration in other state than Rajasthan?	Yes		
64.	Have you ever been convicted in any criminal case?	Yes		
Uploaded Documents				
65.	Other Documents	Yes	Yes	Through Special Modification (Profile Modification) module
66.	Registered Address	Yes		
67.	Memorandum of Association	Yes	Yes	Through Special Modification (Profile Modification) module
68.	Article of Association	Yes	Yes	
69.	Address Proof of Place of Business	Yes		
70.	Pan Card	Yes	Yes	Through Special Modification (Profile Modification) module
71.	Registration Certificate	Yes	Yes	
Past Experience Details				
72.	Project Name	Yes		
73.	Project Type	Yes		



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B. Project Modification

S.No.	Particulars	Editable by promoter (at his own level), using online General Modification module	Editable by promoter (with the approval of Authority), using other online modules	Remarks
Project Summary				
1.	Project Status		Yes	Through Special Modification (Project Modification) module
2.	Project Name	Yes		
3.	Project Type		Yes	Through Special Modification (Project Modification) module
4.	Estimated Commencement Date	Yes		
5.	Actual Commencement Date	Yes		
6.	Estimated Finish Date (Correction not amounting to extension)		Yes	Through Special Modification (Project Modification) module
7.	Litigation related to registering project	Yes		
PROJECT LITIGATION				
8.	Court Name	Yes		
9.	Case Type	Yes		
10.	Case Number	Yes		
11.	Year	Yes		
12.	Document	Yes		
13.	PROJECT EXTENSION DETAILS		Yes	Through Project Extension module
14.	MAP REVISION DETAILS		Yes	Through Map Revision module



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LAND DETAILS OF REGISTERING PROJECT				
15.	Plot No. / Khasra No.	Yes		
16.	Total Area of Project (In sq.mt.) (Correction not amounting to Map Revision)		Yes	Through Special Modification (Project Modification) module
17.	Phase Area (In sq.mt.) (Correction not amounting to Map Revision)		Yes	
18.	Open Area (In sq.mt.)	Yes		
19.	Number Of Apartments / Plots	Yes		
20.	Proposed But Not Sanctioned Number Of Apartments / Plots	Yes		
21.	Sanctioned Number Of Apartments / Plots	Yes		
22.	Total built up area / saleable area (in sq. meters)	Yes		
LOCATION OF PROJECT				
23.	State			Not Changeable
24.	District		Yes	Through Special Modification (Project Modification) module
25.	Tehsil		Yes	
26.	Village/Town/City	Yes		
27.	Plot / Khasra No	Yes		
28.	Ward No.	Yes		
29.	Street/locality	Yes		
30.	Post Office	Yes		
31.	Pin code	Yes		
DETAIL OF SEPARATE BANK ACCOUNT AS PER SECTION 4(2)(I)(D) OF THE ACT				
32.	Bank Name		Yes	Through RERA Account Change module
33.	Branch name		Yes	
34.	IFSC Code		Yes	
35.	Bank A/c Number		Yes	
36.	Name of Bank Account Holder		Yes	
37.	Bank Address		Yes	



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38.	Remark about Project	Yes (The editing of existing remarks as well as the adding of new remarks allowed)		
PROJECT COST DETAIL				
39.	Land cost as per rule 5(1)	Yes		
40.	Development cost as per rule 5(2)	Yes		
41.	PROJECT RELATED COMMON AREA DETAILS - PARKING DETAILS	Yes		
PROJECT COMMON AREA DETAILS - DEVELOPMENT WORK FOR WHOLE PROJECT				
42.	Water Supply	Yes		
43.	Rain Water Harvesting/ Recharging	Yes		
44.	Sanitation(Storm Water Drainage, Sewerage, STP, Solid Water Disposal etc)	Yes		
45.	Electrification(Transformer, Solar Energy etc)	Yes		
46.	Fire Fighting Provision	Yes		
Plot Details (In Case of Plotted Development)				
47.	Plot Area	Yes		
48.	Plots	Yes		
49.	Total Plots	Yes		
50.	Number of Plots Booked/Allotted/Sold	Yes		
BUILDING DETAILS (Other Than Plotted Development)				
51.	Building Name	Yes		
52.	Number of Blocks	Yes		
53.	Block (ADD+)	Yes		
54.	Number of Basements	Yes		
55.	Number of Stilt	Yes		
56.	Number of Floors	Yes		



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APARTMENTS TYPE DETAIL				
57.	Apartment Type	Yes		
58.	Block Number	Yes		
59.	Carpet Area (Excluding balcony / Verandah / terrace) (In sq. meters)	Yes		
60.	Area of Exclusive Balcony and Verandah	Yes		
61.	Proposed Number of Apartments	Yes		
62.	Number of Apartments Booked/Allotted/Sold	Yes		
63.	Sanctioned/ Not Sanctioned	Yes		
BUILDING DOCUMENTS				
64.	Structural Drawings	Yes		
65.	Services	Yes		
66.	Building Sanction Plan		Yes	Through Map Revision module
67.	Fire fighting	Yes		
68.	Architectural Drawings	Yes		
69.	Electrical	Yes		
70.	Electrical Drawings	Yes		
71.	Common Plumbing	Yes		
PROPOSED ENCUMBRANCE DETAILS				
72.	Bank/ Financier		Yes	Through Encumbrance Change module
73.	Loan (Rs.)		Yes	
74.	Document		Yes	
PROJECT PROFESSIONAL DETAILS				
75.	Real Estate Agent	Yes		
76.	Contract	Yes		
77.	Architect	Yes		
78.	Structural Engineer	Yes		
79.	HVAC Consultants	Yes		
80.	Plumbing Consultants	Yes		



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81.	Other	Yes		
PROJECT RELATED - LEGAL DOCUMENTS				
82.	Copy of the legal title report for project land		Yes	Through Special Modification (Project Modification) module
83.	Detail of encumbrances for project		Yes	Through Encumbrance Change module
84.	Signed Performa of the allotment letter and agreement for sale for project (As per RAJ-RERA Rules and FORM G)		Yes	Through Special Modification (Project Modification) module
85.	Declaration in FORM B (As per RAJ-RERA Rules)		Yes	
PROJECT RELATED - APPROVAL DOCUMENTS				
86.	Copy of layout approval(in Case of plotted) and Building Plan Approval (GH/COMM/COMM+GH)		Yes	Through Map Revision module
87.	NOC For Environment	Yes		
88.	NOC for Fire	Yes		
89.	Water supply permission	Yes		
90.	NOC from Airport Authority of India	Yes		
91.	Other approvals as may be required and obtained for the project		Yes	Through Special Modification (Project Modification) module
PROJECT RELATED - COMMON DOCUMENTS				
92.	Brochure of Project	Yes		
93.	Location with Demarcation (Map/Plan)	Yes		
94.	Copy of Approved Site Plan (Correction not amounting to Map Revision)		Yes	Through Special Modification (Project Modification) module



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95.	Gantt Charts Or Milestone Charts And Project Schedule	Yes		
OTHER PROMOTERS				
96.	Name		Yes	Through Special Modification (Project Modification) module
97.	Email	Yes	Yes	
98.	Contact Number	Yes	Yes	
99.	PAN Number		Yes	
100.	Address	Yes	Yes	
PROMOTER DOCUMENTS (To be uploaded)				
101.	PAN Card		Yes	Through Special Modification (Project Modification) module
102.	Address Proof	Yes	Yes	