



Rajasthan RERA

## Rajasthan Real Estate Regulatory Authority

2<sup>nd</sup> & 3<sup>rd</sup> Floor, RSIC Wing, Udyog Bhawan,

Tilak Marg, C-Scheme, Jaipur-302005

Phone No.: 0141-2851900 Website: <http://rera.rajasthan.gov.in>

No.: F.1(199) RJ/RERA/APR/2021/535

Dated 19<sup>th</sup> March, 2021

### Order

#### **Sub. : Submission of Annual Report on Statement of Accounts of the Project (APR)**

Provisions of the Real Estate (Regulation and Development) Act, 2016 (hereinafter called 'the Act') and the Rajasthan Real Estate Regulatory Authority Regulations, 2017 (hereinafter called 'the Regulations') that provide for APR read as under:

(a) *Third proviso to sub-clause (D) of clause (I) of sub-section (2) of Section 4 of the Act:*

Provided also that the promoter shall get his accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

(b) *Clause (a) of Regulation 4(1) of the Regulations:*

(a) in accordance with the third proviso to clause (I) of sub-section (2) of Section 4 of the Act, the promoter shall upload the annual report on statement of accounts, in Form R-4 duly certified and signed by the Chartered Accountant who is the statutory auditor of the promoter's enterprise.

Explanation:- The Chartered Accountant certifying the progress of the registered real estate project for the purpose of withdrawal of amounts from the separate

account should be a different entity than the Chartered Accountant who is the statutory auditor of the promoter's enterprise.

(c) *Regulation 4(2) of the Regulations:*

(2) If in Form R-4 issued by the statutory auditor as per sub-regulation (1) above it reveals that any certificate issued by the project architect, engineer or the chartered accountant has given false or incorrect information and the amounts collected for a particular project have not been utilized for the project and the withdrawal has not been in compliance with the proportion to the percentage of completion of the project, the Authority, in addition to taking penal actions as contemplated in the Act and the rules, shall also take up the matter with the concerned regulatory body of the said professionals of the architect, engineer or Chartered Accountant, for necessary penal action against them, including removal from membership.

After launching the online facility for submission of QPRs, the Authority has now launched an online facility for submission of APRs of registered projects. This will enable the promoters to submit APRs online, using their dashboard. The APRs submitted by the promoters will become visible to the Authority and to the public as soon as those are submitted by the promoter. In this context, the following directions are hereby issued for compliance by the promoters:

1. From today, no offline/paper APRs will be accepted by the Authority; and the promoters must submit all their APRs online, using the **APR** button on their dashboard.
2. For the purpose of submitting APRs, a year shall always mean financial year starting from 1<sup>st</sup> April and ending on 31<sup>st</sup> March next. First APR becomes due at the end of the year in which a project is registered and last APR becomes due at the end of the year in which the project has been completed, i.e., the year in which completion certificate has been obtained.



3. Promoters will be able to submit APRs for their project only for the period of validity of its registration. APRs for the period beyond the validity of registration can be submitted only after getting the registration of the project extended by making an online application therefor.
4. There is no fee for submitting APR online, but it is expected that the promoters will submit their APRs correctly and truly. Therefore, if an APR has been submitted and later the promoter wants to edit the submitted APR, he will have to pay processing charges as under:-
  - (a) Rs. 2,000/- If the editing is done before the end of the next year.
  - (b) Rs. 5,000/- If the editing is done after the end of the next year.
5. As per the aforesaid provisions of the Act and the Regulations, the promoter is required to submit the APR within six months of the end of every financial year. Therefore, if an APR is not submitted within six months of the end of the year, delay processing charges of Rs. 5,000/- will have to be paid for each delayed submission.
6. Form R-4 prescribed under the Regulations will form the basis of every APR. Therefore, the promoters shall obtain Form R-4 from the Chartered Accountant (who is the statutory auditor of the promoter's enterprise) at the end of each year and submit the APR online, based thereon. The promoter shall ensure that there is no mismatch between the data provided in Form R-4 so obtained and the data provided in the APR. However, since the figures of 'Total (100%) amount collected for the project' are not captured in Form R-4, these may be provided in APR based on



the booking and sale records, books of accounts and/or bank accounts of the promoter's enterprise.

7. **It may be noted that as per the aforesaid provisions of the Act and the Regulations, Form R-4 has to be issued by a Chartered Accountant in practice, who is the statutory auditor of the promoter's enterprise. And such Chartered Accountant cannot issue Form R-3 for the project. Forms R-3 are required to be issued by a Chartered Accountant who is a different entity than the Chartered Accountant who is the statutory auditor of the promoter's enterprise.**
  
8. APR for the year 2020-21 is due to be submitted online latest by 30.09.2021. The APRs of earlier years (year 2017-18, 2018-19 and 2019-20, as applicable for the project) are also required to be submitted using the online system. All the promoters who have not submitted APRs for earlier years or have submitted those in paper form, are now required to submit the APRs online for all the earlier years also. No delay processing charges or penalty will be levied if the promoter submits online all the APRs of earlier years (i.e., APR for the years 2017-18, 2018-19 and 2019-20, as applicable for the project) by 30<sup>th</sup> June, 2021. Also, no processing charges will be levied if any APRs so submitted are edited before 30<sup>th</sup> June, 2021. But, after 30<sup>th</sup> June, 2021, delayed APRs can be submitted only by paying the specified delay processing charges and submitted APRs can be edited only by paying the specified processing charges.
  
9. Not obtaining Form R-4 and/or non-submission of APR for any year is a violation of Section 4(2)(l)(D) of the Act and Regulation 4 of the Regulations; and will, therefore, attract a penalty under Section 61 of the Act.

10. If any false information is provided in APRs, it will attract a penalty under Section 60 of the Act.
11. To facilitate the submission of APRs online, the online APR Form has been auto-populated with the project data that is already available on RERA web portal.
12. Submission of APR offers an opportunity for the promoters, the Authority, the allottees and the potential buyers to know of financial health of the project and whether statutory provisions in relation to project funds are being complied with by the promoter.
13. A screenshot of the online APR Form is enclosed herewith.
14. It is expected that the promoters will make good use of this new online facility to ensure correct and timely submission of APRs for each of their registered projects. If there are any practical difficulties in submitting APR online, Shri Arpit Sancheti, DTP-cum-Joint Registrar (Projects) may be contacted on his mobile number 9829872121 or e-mail ID [jointregistrar.rera@RAJASTHAN.GOV.IN](mailto:jointregistrar.rera@RAJASTHAN.GOV.IN)

This issues with the approval of Hon'ble Chairman.

  
(Ramesh Chandra Sharma)  
Registrar

Encl: A/a

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, 3<sup>rd</sup> 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



Welcome,  
Suraj  
Registered Project

- [Dashboard](#)
- [Promoter Profile](#)
- [Proposed Project](#)
- [Extension Of Project](#)
- [Updation Of Encumbrance Detail](#)
- [Updation Of RERA Account](#)
- [Map Revision](#)

## Annual Progress Report

Select Financial Year

2019-20 (01.04.2019 to 31.03.2020)

Rajasthan RERA

Annual Report on Statement of Accounts of the Project (APR)

For the financial year 2019-20 (01.04.2019 to 31.03.2020)

[see the third proviso to sub-clause (D) of clause (1) of Sub-section (2) of Section 4 of the Real Estate (Regulation and Development) Act, 2016 and Regulation-4 of the Rajasthan Real Estate Regulatory Authority Regulations, 2017]

Please Note that:

1. This APR is to be submitted online within 6 months of the end of the financial year.
2. Failure to submit it within this time limit would attract delay processing charges, apart from any penalty that the Authority may choose to impose.
3. This form is to be filled, as far as possible, based on the data provided in Form R-4 issued by the CA who is the statutory auditor of the promoter's enterprise.

### I. Particulars of the Project

Name of the Registered project	grg A change3												
Registration Number	RAJ-RERA-P-2017-1008000000												
Name of the Promoter	SKG B3B LLP												
Name of other Promoter(s)	None												
Project Address	Khasra No./ Plot No.1112 , Village- dass change2 , testss change2 , Tonk - 302052 (Rajasthan)												
Type of Project	Group Housing												
Total Area of Project (In sq. meters)	232.99												
Phase Area (In sq. meters)	5010.00												
Number of Sanctioned Apartments / Plots	52												
Registration certificate is valid upto	18-09-2021												
Registration extended upto	Not Applicable												
Details of separate bank account (RERA Account)	<table border="0"> <tr> <td>Bank Name</td> <td>adad</td> </tr> <tr> <td>Branch Name</td> <td>dsd</td> </tr> <tr> <td>IFSC Code</td> <td>icic0006786</td> </tr> <tr> <td>Bank A/C Number</td> <td>1231232132322</td> </tr> <tr> <td>Name of Bank Account Holder</td> <td>sdstd</td> </tr> <tr> <td>Bank Address</td> <td>dfdsds</td> </tr> </table>	Bank Name	adad	Branch Name	dsd	IFSC Code	icic0006786	Bank A/C Number	1231232132322	Name of Bank Account Holder	sdstd	Bank Address	dfdsds
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Bank Address	dfdsds												

Next

		During the year under report	Cumulatively upto the end of the year under report	
Percentage of work of the project completed	%	10		170
Total (100%) amount collected for this project	₹	10		171
Amount deposited in RERA Account towards 70% of the total collection amount	₹	10	172	100 %
Amount withdrawn from RERA Account	₹	10	173	100 %

### III. Annual Report on the Statement of Accounts In Form R-4

Date of issue: 18/03/2021 [View](#)

Particulars of the CA who is the statutory auditor of the promoter's enterprise

Name - asdadasd

Membership No. - sdfsd/34534

Particulars of the CA who has issued Form R-4 for the year under report

Name - asdfasdf

Membership No. - sasdfsdf/1123

Particulars of the CA/CAs who has/have issued R-3 Forms for the project over the year under report

Name - sdfgdfg

Membership No. - ghjghj/22123

### Undertaking

- I/We solemnly affirm, declare and undertake that amount collected for this project has been utilized only for this project and the withdrawal from the separate bank account of the said project has been in accordance with the proportion to the percentage of completion of the project. I/We also solemnly affirm, declare and undertake that all the details stated above are true to the best of my/our knowledge and nothing material has been concealed therefrom. I/We am/are executing this undertaking to attest to the truth of all the foregoing and to apprise the RERA Authority of such facts as mentioned as well as for whatever other legal purposes this undertaking may serve.

### Fee Details

Fee on timely submission of APR	Zero
Delay processing charges upon failure to submit APR within 6 months of the end of the financial year (These charges will be effective from 01.07.2021)	₹5000
Processing charges for Editing APR after submission <ul style="list-style-type: none"> <li>• upto the end of Next financial year</li> <li>• after the end of Next financial year</li> </ul> (These charges will also be effective from 01.07.2021)	₹ 2,000 ₹ 5,000
<b>Fee Payable ₹</b>	<b>0</b>