



കേരള ഗസറ്റ് KERALA GAZETTE

അസാധാരണം EXTRAORDINARY

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Wednesday

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1944 പൗഷം 28
28th Pousha 1944

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No.

202

KERALA REAL ESTATE REGULATORY AUTHORITY NOTIFICATION

No. 1747/K-RERA/2022.

Dated, 30th November, 2022.

In exercise of the powers conferred under sub-sections (1) and (2) of Section 85 of the Real Estate (Regulation and Development) Act, 2016 (Central Act No. 16 of 2016), the Kerala Real Estate Regulatory Authority hereby makes the following amendments to Kerala Real Estate Regulatory Authority (General) Regulations, 2020 published as Notification No. 76/K-RERA/2020 dated 19-3-2020 in the Kerala Gazette Extraordinary No. 1400 Vol. IX dated 11-6-2020:—



KERALA REAL ESTATE REGULATORY AUTHORITY (GENERAL)
(FIRST AMENDMENT) REGULATIONS, 2022

1. *Short title, Commencement.*—(1) These Regulations may be called the Kerala Real Estate Regulatory Authority (General) (First Amendment) Regulations, 2022.

(2) These regulations shall be applicable to the whole State of Kerala.

(3) These Regulations shall come into force as on the date of its Notification in the official Gazette.

2. *Amendment to the Regulations.*—In the Kerala Real Estate Regulatory Authority (General) Regulations, 2020,

(i) In Regulation 5(4), for the words “certificate from an Architect” the words “declaration” shall be substituted.

(ii) The existing Form No. 6 shall be substituted by the following,—



“FORM No. 6**[See Regulation 5(4)]****DECLARATION BY THE PROMOTER**

1. I,----- (enter the name and registered address of the promoter) the promoter of the Real Estate Project “.....” (enter the name of the project, if any) having the RERA registration No.----- (enter the RERA registration number of the project for which this declaration given) hereby confirm that the Occupancy Certificate/Plot Development Certificate* of the project has been obtained on..... from..... (enter details of the Local Self Government Institution with reference number) and uploaded the same on the webpage of the project on the website of the Authority.
2. The project mentioned above has been completed in all respects as promised to the allottees and as per the terms of the agreement for sale executed with the allottees along with all statutory requirements.

Signature of the Promoter with date,

(Authorised Signatory),

Name and address of the Promoter.

* Strike out whichever is not applicable”

By the order of the Authority,

(Sd.)

Secretary (Legal).

Explanatory Note

(This does not form part of the notification, but intended to achieve its general purport.)

The existing certificate in Form 6 annexed with the Kerala Real Estate Regulatory Authority (General) Regulations, 2020 is the one obtained from the Architect which ensures only the structural completion of the building. But the promoter is the person who is liable to complete the whole project and handover the same to its allottees as promised to them as per the terms of the agreement executed with the allottees along with all the statutory approvals/sanctions. In order to achieve the above purpose the existing Form 6 from the Architect being replaced by the confirmation from the Promoter with respect to completion of the whole project with the provisions for obtaining occupancy certificate and ensuring the completion of all statutory requirements.

This notification is intended to achieve the above object.

