

Real Estate Regulatory Authority, Karnataka

Dated 26th July 2017

Press Release

Government of India has enacted Real Estate (Regulation and Development) Act, 2016 on 26/3/2016. Government of Karnataka has notified Karnataka Real Estate (Regulation and Development) Rules-2017 in the State Gazette on 11/7/2017. Karnataka Real Estate Regulatory Authority (RERA) has been set up.

As per the notified rules, a web-portal www.rera.karnataka.gov.in for registration of projects and agents as well as to file any complaints went live on Monday, 24/7/2017. Since the launch of the portal, many promoters and agents have submitted their registration requests and paid online using the Karnataka Khajane-II portal.

RERA Authority officials are also getting regular inquiries at the office and have taken measures to answer frequently asked questions and provide detailed explanations on the various aspects of the RERA Act 2016, and Karnataka RERA Rules 2017 is given on the web portal.

During a brief interaction with the press today, the officials urged all ongoing projects as well as new launches to register with the RERA Authority through the web portal immediately as the deadline is approaching fast. This is a critical requirement as per Section 3(1) of the Real Estate (Regulation and Development) Act, 2016, which mandates

“No promoter shall advertise, market, book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment or building as the case may be in any real estate project or part of it in any planning area, without registering the real estate project with the Real Estate Regulatory Authority established under this Act”.

Section 4(1) of the Act states that

“Every promoter shall make an application to the Authority for registration of the real estate project in such form, manner, within such time and

accompanied by such fee as may be specified by the regulations made by the Authority”.

Section 11(2) states that

“The advertisement or prospectus issued or published by the promoter shall mention prominently the website address of the Authority, wherein all details of the registered project have been entered and include the registration number obtained from the Authority and such other matters incidental thereto.”

Further, as per the Section 59 (1) & (2) of the Real Estate (Regulation and Development) Act, 2016, offence and penalties read as follows:

- (1) If any promoter contravenes the provisions of section 3, he shall be liable to a penalty which may extend up to ten percent of the estimated cost of the real estate project as determined by the Authority.*
- (2) If any promoter does not comply with the orders, decisions or directions issued under sub-section (1) or continues to violate the provisions of section 3, he shall be punishable with imprisonment for a term which may extend up to three years or with fine which may extend up to a further ten percent of the estimated cost of the real estate project, or with both.*

Further, Section 9 of the Real Estate (Regulation and Development) Act, 2016 mandates that

- (1) No real estate agent shall facilitate the sale or purchase of or act on behalf of any person to facilitate the sale or purchase of any plot, apartment or building, as the case may be, in a real estate project or part of it, being the part of the real estate project registered under section 3, being sold by the promoter in any planning area, without obtaining registration under this section.*
- (2) Every real estate agent shall make an application to the Authority for registration in such form, manner, within such time and accompanied by such fee and documents as may be prescribed.*

Further, Section 62 states that

If any real estate agent fails to comply with or contravenes the provisions of section 9 or section 10, he shall be liable to a penalty of ten thousand rupees for every day during which such default continues, which may cumulatively extend up to five per cent. Of the cost of plot, apartment or buildings, as the case may be, of the real estate project, for which the sale or purchase has been facilitated as determined by the Authority.

Any issues related to usage of the portal for registration of projects, agents or complaints can be sent to info.rera@karnataka.gov.in

The office of the RERA Karnataka is located at

Karnataka Housing Board Complex
Ground Floor, Kaveri Bhavan
K G Road, Gandhi Nagar
Bengaluru, Karnataka – 560009

ರಿಯಲ್ ಎಸ್ಟೇಟ್ ನಿಯಂತ್ರಣ ಪ್ರಾಧಿಕಾರವನ್ನು (ರೇರಾ), ಕರ್ನಾಟಕ

ದಿನಾಂಕ 26ನೇ ಜುಲೈ 2017

ಪತ್ರಿಕಾ ಪ್ರಕಟಣೆ

ಭಾರತ ಸರ್ಕಾರವು ರಿಯಲ್ ಎಸ್ಟೇಟ್ (ನಿಯಂತ್ರಣ ಮತ್ತು ಅಭಿವೃದ್ಧಿ) ಅಧಿನಿಯಮ, 2016 ದಿನಾಂಕ 26/3/2016 ರಿಂದ ಜಾರಿಗೆ ತಂದಿರುತ್ತದೆ. ಕರ್ನಾಟಕ ಸರ್ಕಾರವು ರಾಜ್ಯದಲ್ಲಿ ಕರ್ನಾಟಕ ರಿಯಲ್ ಎಸ್ಟೇಟ್ (ನಿಯಂತ್ರಣ ಮತ್ತು ಅಭಿವೃದ್ಧಿ) ನಿಯಮಗಳು, 2017 ಅನ್ನು ದಿನಾಂಕ 11/07/2017ರಂದು ವಿಶೇಷ ರಾಜ್ಯ ಪತ್ರದಲ್ಲಿ ಪ್ರಕಟಿಸುವ ಮೂಲಕ ಜಾರಿಗೆ ತಂದಿರುತ್ತದೆ. ಹಾಗೂ ಈ ಸಂಬಂಧ ರಾಜ್ಯದಲ್ಲಿ ಕರ್ನಾಟಕ ರಿಯಲ್ ಎಸ್ಟೇಟ್ ನಿಯಂತ್ರಣ ಪ್ರಾಧಿಕಾರವನ್ನು (ರೇರಾ) ಸ್ಥಾಪಿಸಲಾಗಿದೆ.

ಅಧಿಸೂಚಿಸಲಾದ ನಿಯಮಗಳಂತೆ ದಿನಾಂಕ 24/7/2017ರಿಂದ ವೆಬ್-ಪೋರ್ಟಲ್ www.rera.karnataka.gov.in ರಲ್ಲಿ ರಿಯಲ್ ಎಸ್ಟೇಟ್ ಯೋಜನೆಗಳು, ಏಜೆಂಟರು ಮತ್ತು ದೂರುಗಳ ನೋಂದಣಿಗೆ ಅವಕಾಶ ಕಲ್ಪಿಸಲಾಗಿದೆ. ವೆಬ್-ಪೋರ್ಟಲ್ ಪ್ರಾರಂಭವಾದ ನಂತರ ಬಹಳಷ್ಟು ರಿಯಲ್ ಎಸ್ಟೇಟ್ ಉದ್ಯಮಿದಾರರು ಮತ್ತು ಏಜೆಂಟರುಗಳು ನೋಂದಣಿಗಾಗಿ ಕೋರಿಕೆಗಳನ್ನು ದಾಖಲಿಸಿರುತ್ತಾರೆ ಹಾಗೂ 'ಖಜಾನೆ-2' ಪೋರ್ಟಲ್ ಮೂಲಕ ಶುಲ್ಕ ಪಾವತಿಸಿರುತ್ತಾರೆ.

ರೇರಾ ಪ್ರಾಧಿಕಾರದ ಕಚೇರಿಯಲ್ಲಿಯೂ ಸಹ ಅಧಿಕಾರಿಗಳು ಬಹಳಷ್ಟು ಸ್ವಷ್ಟೀಕರಣ ಕೋರಿಕೆಗಳನ್ನು ಸ್ವೀಕರಿಸುತ್ತಿದ್ದು, ಅವುಗಳಿಗೆ ಸೂಕ್ತವಾಗಿ ಸ್ಪಂದಿಸಲಾಗುತ್ತಿದೆ ಮತ್ತು ರಿಯಲ್ ಎಸ್ಟೇಟ್ (ನಿಯಂತ್ರಣ ಮತ್ತು ಅಭಿವೃದ್ಧಿ) ಅಧಿನಿಯಮ, 2016 ಮತ್ತು ಕರ್ನಾಟಕ ರಿಯಲ್ ಎಸ್ಟೇಟ್ (ನಿಯಂತ್ರಣ ಮತ್ತು ಅಭಿವೃದ್ಧಿ) ನಿಯಮಗಳು, 2017ರ ಬಗ್ಗೆ ಹೆಚ್ಚಿನ ವಿವರಣೆಯನ್ನು ವೆಬ್ ಪೋರ್ಟಲ್‌ನಲ್ಲಿ ನೀಡಲಾಗಿದೆ.

ಇಂದು ಮಾಧ್ಯಮದವರ ಜೊತೆ ಸಂವಾದ ಮಾಡಿದ ಸಮಯದಲ್ಲಿ, ರೇರಾ ಅಧಿಕಾರಿಗಳು ಗಡುವು ಸಮೀಪಿಸುತ್ತಿರುವುದರಿಂದ ಎಲ್ಲಾ ಜಾರಿಯಲ್ಲಿರುವ ಮತ್ತು ಹೊಸ ರಿಯಲ್ ಎಸ್ಟೇಟ್ ಯೋಜನೆಗಳನ್ನು ಕೂಡಲೇ ರೇರಾ ವೆಬ್ ಪೋರ್ಟಲ್ ಮೂಲಕ ನೋಂದಣಿ ಮಾಡುವಂತೆ ತಿಳಿಸಿರುತ್ತಾರೆ. ಇದು ಒಂದು ಅತ್ಯವಶ್ಯಕವಾದ ಪ್ರಕ್ರಿಯೆಯಾಗಿದ್ದು, ರಿಯಲ್ ಎಸ್ಟೇಟ್ (ನಿಯಂತ್ರಣ ಮತ್ತು ಅಭಿವೃದ್ಧಿ) ಅಧಿನಿಯಮ, 2016ರ ಕಲಂ 3(1)ರಲ್ಲಿ ಈ ಕೆಳಕಂಡಂತೆ ಹೇಳಲಾಗಿದೆ:

“No promoter shall advertise, market, book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment or building as the case may be in any real estate project or part of it in any planning area, without registering the real estate project with the Real Estate Regulatory Authority established under this Act”.

ಕಲಂ 4(1)ರಲ್ಲಿ ಈ ಕೆಳಕಂಡಂತೆ ಹೇಳಲಾಗಿದೆ:

“Every promoter shall make an application to the Authority for registration of the real estate project in such form, manner, within such time and accompanied by such fee as may be specified by the regulations made by the Authority.”

ಕಲಂ 11(2)ರಲ್ಲಿ ಈ ಕೆಳಕಂಡಂತೆ ಹೇಳಲಾಗಿದೆ:

“The advertisement or prospectus issued or published by the promoter shall mention prominently the website address of the Authority, wherein all details of the registered project have been entered and include the registration number obtained from the Authority and such other matters incidental thereto.”

ಹಾಗೂ ಕಲಂ 59(1) & (2) ರಲ್ಲಿ ಅಪರಾಧ ಮತ್ತು ದಂಡನೆಗಳ ಬಗ್ಗೆ ಈ ಕೆಳಕಂಡಂತೆ ಹೇಳಲಾಗಿದೆ:

(2) If any promoter contravenes the provisions of section 3, he shall be liable to a penalty which may extend up to ten percent of the estimated cost of the real estate project as determined by the Authority.

(2) If any promoter does not comply with the orders, decisions or directions issued under sub-section (1) or continues to violate the provisions of section 3, he shall be punishable with imprisonment for a term which may extend up to three years or with fine which may extend up to a further ten percent of the estimated cost of the real estate project, or with both.

ಹಾಗೂ ಕಲಂ 9(1) & (2) ರಲ್ಲಿ ಏಜೆಂಟರುಗಳ ಪಾತ್ರದ ಬಗ್ಗೆ ಈ ಕೆಳಕಂಡಂತೆ ಹೇಳಲಾಗಿದೆ:

(1) No real estate agent shall facilitate the sale or purchase of or act on behalf of any person to facilitate the sale or purchase of any plot, apartment or building, as the case may be, in a real estate project or part of it, being the part of the real estate project registered under section 3, being sold by the promoter in any planning area, without obtaining registration under this section.

(2) Every real estate agent shall make an application to the Authority for registration in such form, manner, within such time and accompanied by such fee and documents as may be prescribed.

ಹಾಗೂ ಕಲಂ 62 ರಲ್ಲಿ ಈ ಕೆಳಕಂಡಂತೆ ಹೇಳಲಾಗಿದೆ:

If any real estate agent fails to comply with or contravenes the provisions of section 9 or section 10, he shall be liable to a penalty of ten thousand rupees for every day during which such default continues, which may cumulatively extend up to five per cent. Of the cost of plot, apartment or buildings, as the case may be, of the real estate project, for which the sale or purchase has been facilitated as determined by the Authority.

ವೆಬ್-ಪೋರ್ಟಲ್ ಬಳಕೆ, ಯೋಜನೆಗಳ ಮತ್ತು ಏಜೆಂಟರುಗಳ ನೋಂದಣೆ ಹಾಗೂ ದೂರುಗಳ ದಾಖಲಾತಿಗಾಗಿ ಕೋರಿಕೆಗಳನ್ನು info.rera@karnataka.gov.in ಇ-ಮೇಲ್ ವಿಳಾಸಕ್ಕೆ ಕಳುಹಿಸಬಹುದಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಿಯಲ್ ಎಸ್ಟೇಟ್ ನಿಯಂತ್ರಣ ಪ್ರಾಧಿಕಾರದ (ರೇರಾ) ಕಚೇರಿಯಲ್ಲಿ ಈ ಕೆಳಕಂಡ ವಿಳಾಸದಲ್ಲಿ ಪ್ರಾರಂಭಿಸಲಾಗಿದೆ:

ನೆಲಮಹಡಿ, ಕರ್ನಾಟಕ ಗೃಹ ಮಂಡಳಿ ಸಮುಚ್ಚಯ
ಕಾವೇರಿ ಭವನ, ಕೆಂಪೇಗೌಡ ರಸ್ತೆ, ಬೆಂಗಳೂರು-560009