



ಕರ್ನಾಟಕ ರಿಯಲ್ ಎಸ್ಟೇಟ್ ನಿಯಂತ್ರಣ ಪ್ರಾಧಿಕಾರ

ನಂ:1/14, 2ನೇ ಮಹಡಿ, ಸಿಲ್ವರ್ ಜ್ಯೂಬಿಲಿ ಬ್ಲಾಕ್, ಯುನಿಟಿ ಬಿಲ್ಡಿಂಗ್, ಸಿ.ಎಸ್.ಐ.
ಕಾಂಪೌಂಡ್, 3ನೇ ಕ್ರಾಸ್, ಮಿಷನ್ ರಸ್ತೆ, ಬೆಂಗಳೂರು-560027



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CIRCULAR

Sub: Payment of Fees under Section 31 of the Real Estate (Regulation and Development) Act, 2016 read with Rule 29 of the Real Estate (Regulation and Development) Rule, 2017.

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Where a complaint is filed by the following persons, a fee of rupees one thousand as prescribed under Rule 29 of the Rules is being levied.

- (i) An individual;
- (ii) A Hindu undivided family;
- (iii) A company;
- (iv) A firm under the Indian partnership Act, 1932 or the limited liability partnership Act, 2008 as the case may be;
- (v) A competent authority;
- (vi) A co-operative society registered under any law relating to co-operative societies;
- (vii) Any such other entity as the appropriate government may by notification, specify in this behalf;

An issue has arisen as to what fee has to be paid along with the complaint in the following case:-

“Where a single individual has filed a complaint by paying Rupees one thousand only as fees, can he be allowed to have as co-complainants and brought on record, without each of the co-complainants have also paid individual fees of Rupees one thousand.”



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A harmonious reading of Section 2 (zg) and Section 31 of the Real Estate (Regulation and Development) Act, 2016 clarifies the position as under:-

“Where a single individual has filed a complaint by paying Rupees one thousand only as fees, he cannot be allowed to have others as co-complainants and brought on record,

- (i) Unless each of the co-complainants has also paid individual fees of Rupees one thousand, or
- (ii) Unless all are the members of a single registered association.”

Hence only in cases of the filing of a complaint by a registered association of allottees / registered association of consumers, a single fee of rupees thousand has to be collected.

In cases of unregistered association of allottees / unregistered association of consumers, the fees to be collected will be in multiples of rupees thousand depending upon the number of individuals therein;

[approved by the Authority]

K.S. Rathakumar
Secretary

Karnataka Real Estate Regulatory Authority