

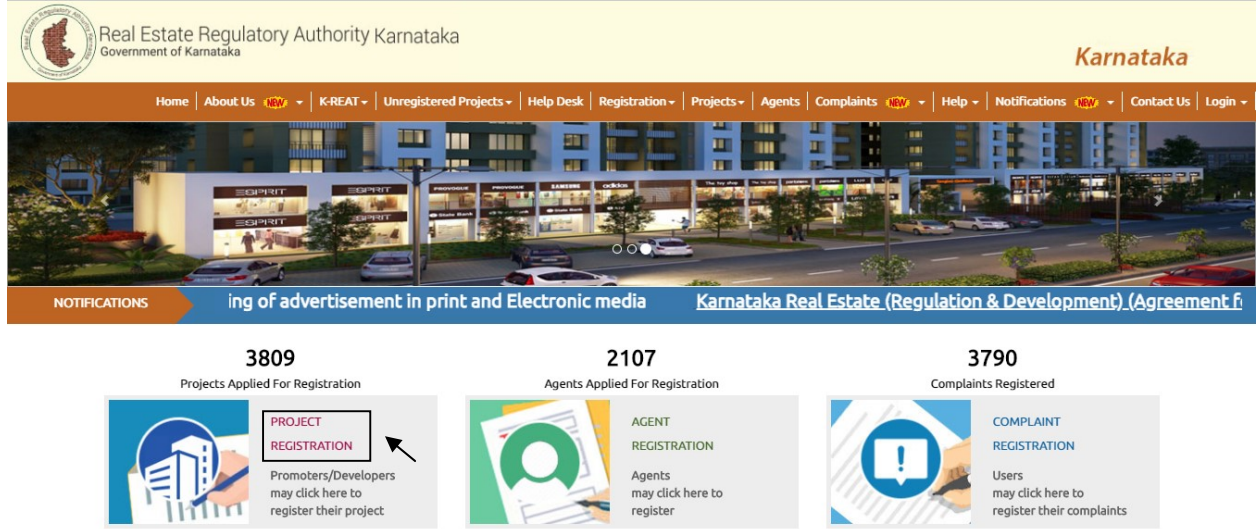
REAL ESTATE REGULATORY AUTHORITY KARNATAKA

# **User Manual – Project Registration**

This document contains step by step instructions to fill the application form for Project Registration

## Procedure for Project Registration

**Step 1:** Open the Karnataka RERA web portal and click on the Project Registration



**Step 2:** Registration form will open select the Promoter type and enter the valid E-mail ID and click “Next”.

**Step 3:** Promoter detail page will open fill all the applicable and mandatory details

Home / Real Estate Project Registration

**Promoter Detail**

Name\*  Father's Name\*

PAN Number\*  Aadhaar Number\*

Mobile No.\*  Telephone No.\*

E-mail\*  Fax Number

Address Line 1\*  Address Line 2\*

Occupation -- Select --  District\* --Select--

State/UT\* --Select--  Pin Code\*

**Step 4:** Enter the Project Land owner details previous project details if applicable and click on the next.

Address Proof Document  No file chosen  Photograph  No file chosen

Only image or pdf file is allowed.  
file size upto 1 MB

**Project Land Owners** DELETE

Land Owner Name\*  Land Owner Share\*

Mobile Number\*  Email Address\*

Address Line 1\*  Address Line 2\*

State\* --Select--  District\* --Select--

Pin Code\*  Address Proof Document\*  No file chosen

Add More

**Previous Project Details (Last 5 years only)** DELETE

Project Name  Project Description (Maximum 500 Character)

Current Status --Select--

Previous Project **Details** (Last 5 years only) DELETE


Project Name	<input type="text"/>	Project Description (Maximum 500 Character)	<input type="text"/>
Current Status	--Select--		
Type of Land	Select		
Is there any case pending	Yes <input type="radio"/> No <input type="radio"/>	Is Payment Pertaining to Project Land Pending	Yes <input type="radio"/> No <input type="radio"/>
Address	<input type="text"/>	State/UT	--Select--
District	--Select--	Pin Code	<input type="text"/>

[Add more](#)

[Next](#)

**Step 5:** In Project details fill all the details of project detail and Project ongoing status detail, Development details, Internal Development work, Project Bank details, Associated vendor details, Project Architects, Structural Engineers, and Project Contractors if applicable

NOTE: Details with “\*” are Mandatory.

 ರಿಯಲ್ ಎಸ್ಟೇಟ್ ನಿಯಂತ್ರಣ ಪ್ರಾಧಿಕಾರ ಕರ್ನಾಟಕ  
ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ಕರ್ನಾಟಕ

ಮುಖ ಪುಟ | ರೇರ ವಿವರಗಳು | ಕೇಂದ್ರಾಂಶ | ನೋಂದಾಯಿಸಿದ ಯೋಜನೆಗಳು | ಸಹಾಯವಾಣಿ | ನೋಂದಣಿ | ಯೋಜನೆಗಳು | ಏಜೆಂಸಿ | ದೂರದರ್ಶನ | ಸಹಾಯ | ಪ್ರಕಟಣೆ | ಸಂಪರ್ಕಿಸಿ | ಲಾಗ್ ಇನ್

Home / Real Estate Project Registration

1 Promoter Detail 2 **Project Detail** 3 Upload Documents 4 Payment

**Project Detail**

Project Name*	TEST PROJECT ABC	Project Description*	<input type="text"/>
Project Type*	Select	Project Status*	Ongoing
Project Start Date*	01/09/2017	Project End Date*	30/09/2017
Total Area Of Land (Sq Mtr)*	<input type="text"/>	Total Covered Area (Sq Mtr)*	<input type="text"/>
Total Open Area (Sq Mtr)*	<input type="text"/>	Estimated Cost of Construction (INR)*	<input type="text"/>
Cost of Land (INR)*	<input type="text"/>	Total Project Cost (INR)*	<input type="text"/>

Project Address Line 1 *	<input type="text"/>	Project Address Line 2 *	<input type="text"/>
District *	--Select-- ▾	Tehsil/Sub District *	--Select-- ▾
Plan Approving Authority *	--Select-- ▾		
No of Garage *	<input type="text"/>	Area of Garage (Sq Mtr) *	<input type="text"/>
No of Open Parking *	<input type="text"/>	Area Of Open Parking (Sq Mtr) *	<input type="text"/>
No of Covered Parking *	<input type="text"/>	Area Of Covered Parking (Sq Mtr) *	<input type="text"/>

Boundary endpoints of the project

North Latitude *	<input type="text"/>	North Longitude *	<input type="text"/>
East Latitude *	<input type="text"/>	East Longitude *	<input type="text"/>
West Latitude *	<input type="text"/>	West Longitude *	<input type="text"/>
South Latitude *	<input type="text"/>	South Longitude *	<input type="text"/>

## Project Ongoing Status Details

Extent of development carried out till date (0% to 99%) *	<input type="text"/>	Extent of development pending (0% to 99%) *	<input type="text"/>
Total amount of money collected form allottee *	<input type="text"/>	Total amount of money used from development of project *	<input type="text"/>
Total amount of balance money lying with promoter *	<input type="text"/>	Is there any subsequent modification in plan *	<input type="radio"/> Yes <input checked="" type="radio"/> No
Is the project delayed	<input type="radio"/> Yes <input checked="" type="radio"/> No		

## Development Details

Type of Inventory *	<input type="text"/>	No. of Inventory Available For Sale *	<input type="text"/>	DELETE
Carpet Area (Sq Mt) *	<input type="text"/>	Area of exclusive balcony/verandah (Sq Mt) *	<input type="text"/>	
Area of exclusive open terrace if any (Sq Mt)	<input type="text"/>			

 Add More

**Internal Development Work**

Road System*	Local Authority ▼	Water Supply*	Local Authority ▼
Sewage and Drainage System*	Local Authority ▼	Electricity Supply Transformer And Sub Station*	Local Authority ▼
Solid Waste Management And Disposal	Local Authority ▼		
Fire Fighting Facility *	Local Authority ▼	Drinking Water Facility*	Local Authority ▼
Emergency Evacuation Services*	Local Authority ▼	Use of Renewable Energy*	Local Authority ▼

**Other External Development Works**

Work Description	jhj	Local Authority ▼
------------------	-----	-------------------

Add More

**Project Bank Details**

Bank Name*	ANDHRA BANK ▼	Branch Name*	ewtqwet
Account No.*	43523523	IFSC Code*	w435rtgrsg
State/UT*	Karnataka ▼	District*	Gulbarga ▼
Pin Code*	121111	Pass Book*	Choose File No file chosen

**Associated Vendor Details**

**Project Agent**

DELETE

Agent RERA Registration No.	<input type="text"/>	Q
Agent Name	<input type="text"/>	Agent Address <input type="text"/>

Add More

**Project Architects**

DELETE

Architect Name\*

Email ID\*

Address Line 1\*

Address Line 2\*

State\*

~Select~

District\*

~Select~

Pin Code\*

Year of establishment\*

Number of Key projects completed\*

Reg. Number With COA\*

Add More

**Structural Engineers**

DELETE

Engineer Name\*

Email ID\*

Address Line 1\*

Address Line 2\*

State\*

~Select~

District\*

~Select~

Pin Code\*

Year of establishment\*

Number of Key projects completed\*

Local Authority Licence Number\*

Add More

**Project Contractors**

DELETE

Contractor Name\*

Email ID\*

Address Line 1\*

Address Line 2\*

State\*

~Select~

District\*

~Select~

Pin Code\*

Year of establishment\*


Number of Projects completed

Add More

Previous

Next

**Step 6:** In Upload document page upload all the documents which are mandatory along with the applicable documents like declarations, NOC'S, Benefit of Development and Project photo etc., and click on next.


Real Estate Regulatory Authority Karnataka  
Government of Karnataka

Karnataka

Home | About Us | **AVR** | KREAT | Unregistered Projects | Help Desk | Registration | Projects | Agents | Complaints | **AVR** | Help | Notifications | **AVR** | Contact Us | Login

Home / Real Estate Project Registration

1 Promoter Detail
2 Project Detail
3 Upload Documents
4 Payment
5 Confirmation

### Upload Documents

Note: In case of non availability of financial documents due to the No. of Financial Years of establishment being less than three years, the entity can upload a blank document with "NOT APPLICABLE with appropriate reason" text against relevant/respective year column and upload & submit available documents only.

YEAR	2016 - 2017	2015 - 2016	2014 - 2015
Balance Sheet	<input type="button" value="Choose File"/> No file chosen AVGC.png	<input type="button" value="Choose File"/> No file chosen AVGC.png	<input type="button" value="Choose File"/> No file chosen AVGC.png
Audited Profit and Loss Statement	<input type="button" value="Choose File"/> No file chosen AVGC.png	<input type="button" value="Choose File"/> No file chosen AVGC.png	<input type="button" value="Choose File"/> No file chosen AVGC.png
Director's Report	<input type="button" value="Choose File"/> No file chosen AVGC.png	<input type="button" value="Choose File"/> No file chosen AVGC.png	<input type="button" value="Choose File"/> No file chosen AVGC.png
Cash Flow Statement	<input type="button" value="Choose File"/> No file chosen AVGC.png	<input type="button" value="Choose File"/> No file chosen AVGC.png	<input type="button" value="Choose File"/> No file chosen AVGC.png
Auditor's Report*	<input type="button" value="Choose File"/> No file chosen AVGC.png	<input type="button" value="Choose File"/> No file chosen AVGC.png	<input type="button" value="Choose File"/> No file chosen AVGC.png
Income Tax Return Acknowledgement*	<input type="button" value="Choose File"/> No file chosen AVGC.png	<input type="button" value="Choose File"/> No file chosen AVGC.png	<input type="button" value="Choose File"/> No file chosen AVGC.png

### Project Documents

PAN Card*	<input type="button" value="Choose File"/> No fi...osen AVGC.png	Encumbrance Certificate*	<input type="button" value="Choose File"/> No fi...osen AVGC.png
Commencement Certificate*	<input type="button" value="Choose File"/> No fi...osen AVGC.png	Approved Building/Plotting Plan*	<input type="button" value="Choose File"/> No fi...osen AVGC.png
Approved Layout Plan*	<input type="button" value="Choose File"/> No fi...osen AVGC.png	Proforma of Agreement for Sale*	<input type="button" value="Choose File"/> No fi...osen AVGC.png
Sale Deed & RTC*	<input type="button" value="Choose File"/> No fi...osen AVGC.png	Approved Section Of Building/Infrastructure Plan of Plotting*	<input type="button" value="Choose File"/> No fi...osen AVGC.png
Area Development Plan Of Project Area*	<input type="button" value="Choose File"/> No fi...osen AVGC.png	Proforma of Allotment Letter*	<input type="button" value="Choose File"/> No fi...osen AVGC.png
Brochure of Current Project*	<input type="button" value="Choose File"/> No fi...osen AVGC.png	Proforma For Sale Deed*	<input type="button" value="Choose File"/> No fi...osen AVGC.png
Project Specification*	<input type="button" value="Choose File"/> No fi...osen AVGC.png	Collaboration Agreement/Development Agreement/Joint Development Agreement/Other Agreement*	<input type="button" value="Choose File"/> No fi...osen AVGC.png

### Declarations

Declaration (Form B)*	<input type="button" value="Choose File"/> No file chosen AVGC.png	Section 3(1) Notarized Affidavit*	<input type="button" value="Choose File"/> No file chosen
JD AFFIDAVIT CUM DECLARATION*	<input type="button" value="Choose File"/> No file chosen		



khatha

Khatha\*

Choose File

No file chosen

AVGC.png

## NOC's (Upload which are Applicable)

Any other document (Rights/Title/Interest/Name)	Choose File No ...en	Approval/NOC under section 109 of KLR Act 1961	Choose File No ...en
Conversion Certificate under Sec 95 of the KLR Act 1961	Choose File No ...en	Approval/NOC under Sec 14 of the KTCP Act	Choose File No ...en
Fire Force Department	Choose File No ...en	Airport Authority of India	Choose File No ...en
BESCOM	Choose File No ...en	BWSSB	Choose File No ...en
KSPCB	Choose File No ...en	SEIAA	Choose File No ...en
BSNL	Choose File No ...en	Lift Authorities	Choose File No ...en
Existing Layout Plan*	Choose File No ...en AVGC.png	Existing Section Plan and Specification *	Choose File No ...en AVGC.png
Change of Land Use*	Choose File No ...en AVGC.png	BMRL	Choose File No ...en
Urban Land Ceiling	Choose File No ...en	Sectional Drawing of the apartments	Choose File No ...en
Bangalore Urban Arts Commission	Choose File No ...en	Inspector Of Factories Controller Of Explosives Railways	Choose File No ...en
District Magistrate	Choose File No ...en	Coastal Regulation Zone Authority	Choose File No ...en

Certificate from Registered Engineer indicating the structural safety of the building (for Apartments)	Choose File No ...en	NOC in case of building proposals abutting to neighbouring properties	Choose File No ...en
Advocate Search Report	Choose File No ...en		

## Benefit of Development Rights

Utilisation certificate

Choose File

No file chosen

Transfer of development rights certificate

Choose File

No file chosen

Relinquishment Deed

Choose File

No file chosen

## Project Photo

Project Photo

Choose File

No file chosen

AVGC.png

Add More

Previous

Next

**Step 7:** After completing Step 6 the Payment gate way page will open

### **RERA ONLINE PAYMENT USER MANUAL**

**1:** Click on Click Here for Online Payment, it will redirect to Treasury Unified Gateway.

PaymentDetails

Amount (INR)\* 200000

Click Here For Online Payment

**2:** In Treasury Unified Gateway, select only E-Payment option.

**NOTE:** RERA will accept payment only through E-Payment.

**Treasury Unified Gateway**

ಖಜಾನೆ-೨ KHAJANE-II  
ಸಮಗ್ರ ಆರ್ಥಿಕ ನಿರ್ವಹಣಾ ವ್ಯವಸ್ಥೆ  
ಆಂತರಿಕ ಆಯವ್ಯಯ, ಆಯವ್ಯಯ ನಿರ್ವಹಣೆ  
Finance Department, Government of Karnataka

ಮಾನ್ಯ ಬಳಕೆದಾರರೇ ದಯವಿಟ್ಟು ಗಮನಿಸಿ. ಸಮಸ್ಯೆಗಳನ್ನು ವರದಿಸಲು ಖಜಾನೆ-2 ಸಹಾಯವಾಣಿ ಸಂಖ್ಯೆಯು 9241-300-300 ಖಜಾನೆ-2 ಸಹಾಯವಾಣಿ ವಾಟ್ಸಾಪ್ ಸಂಖ್ಯೆಯು 9241-300-300

ಪಾವತಿ ವಿವರಗಳು \ Payment Details

ಪಾವತಿ ವಿಧ  
Mode of Payment

Select  
Select  
Cash  
Cheque/Draft  
E-Payment

Enter CAPTCHA Code Y4V6YR

ಸಲ್ಲಿಸು \ Submit ಮರುಜೋಡಿಸು \ Reset

**3:** In Treasury Unified Gateway, for E-Payment option, select Net Banking Option.

**Treasury Unified Gateway**

ಖಜಾನೆ-೨ KHAJANE-II  
ಸಮಗ್ರ ಆರ್ಥಿಕ ನಿರ್ವಹಣಾ ವ್ಯವಸ್ಥೆ  
ಆಂತರಿಕ ಆಯವ್ಯಯ, ಆಯವ್ಯಯ ನಿರ್ವಹಣೆ  
Finance Department, Government of Karnataka

number 8050-031-331 & Toll free Number 1800-425-4252 for reporting issues....

ಪಾವತಿ ವಿವರಗಳು \ Payment Details

ಪಾವತಿ ವಿಧ  
Mode of Payment

E-Payment

ಇ-ಪಾವತಿ ವಿಧ  
Type of E-Payment

Select  
Select  
Net Banking

Payment Gateway/Participating Bank

Select

Enter CAPTCHA Code Y4V

ಸಲ್ಲಿಸು \ Submit ಮರುಜೋಡಿಸು \ Reset

4: In Treasury Unified Gateway, for Net Banking option, select the listed banks.

**NOTE:** Payment can be only done from the listed banks.

5: In Treasury Unified Gateway, Based on bank selected, it will redirect to bank partner portal (Below Shown Example is for ICICI Net banking).

Challan Reference Number	RERA290119162218	
Challan Amount	1	
Transaction Date	29012019	
Name of the Remitter	reraPenaltyTesting	
Payment Mode	<input checked="" type="radio"/> ICICI Retail Netbanking <input type="radio"/> ICICI Corporate Netbanking	
<input type="button" value="PAY"/>		

6: In Treasury Unified Gateway, on successful payment from bank partner, the below page will Appear here one can download the receipt for reference and click on redirect to merchant site.

**NOTE:** Please note down the reference number for reference e.g., **RERA290119162218**.

Transaction Done Successfully	
Bank Transaction No	1519719235
Challan Amount	1
Challan Ref No	RERT240818153912
Status	SUCCESS
Status Desc	Completed Successfully
Click here to Save e-Challan	
Click here to Print this page	
Redirect to Merchant Site 36	

**7:** In Treasury Unified Gateway, on successful payment it will redirect to **RERA** portal, click on Redirect to complete Registration.

#### Payment Confirmation

Payment received at payment gateway

Payment Acknowledgement	
Bank_transaction_no	1497957081
challan_amount	2
challan_ref_no	RERT230718135445
Bank_name	ICICI Bank
Payment_mode	Net Banking
trsn_timestamp	2018-07-23 14:00:02.888
<div>Redirect to complete Registration</div> <div>35 seconds</div> <div> <div>Print Receipt</div> <div>Download as Pdf</div> </div>	

**8:** On successful payment, one can submit the Registration to generate their Acknowledge number.

**9:** In Case payment failed due to some issues, click on Reinitiate Payment and follow the same Steps until the payment is success.

**PaymentDetails**

---

Amount (INR)\*

Payment failed with reference number RERT070718121630

[Reinitiate Payment](#)

**10:** In Case payment pending from bank side, click on the below link and search with the Reference number.

<https://rera.karnataka.gov.in/pendingPaymentPage>

**PaymentDetails**

---

Amount (INR)\*

Payment pending with reference number RERT070718121630  
please [click here](#) to check the status

## Payment Status

Challan reference number

[submit](#)

## Payment Confirmation

Payment received at payment gateway

Payment Acknowledgement	
Bank_transaction_no	1497957081
challan_amount	2
challan_ref_no	RERT230718135445
Bank_name	ICICI Bank
Payment_mode	Net Banking
trsn_timestamp	2018-07-23 14:00:02.888
<a href="#">Redirect to complete Registration</a> 35 seconds	
<a href="#">Print Receipt</a> <a href="#">Download as Pdf</a>	

**11:** On successful payment, one can submit the Registration to generate their Acknowledge number.

**Step 8:** After completing the Registration Process Confirmation page will appear with Acknowledgement number which starts with **ACK**.