



Gujarat Real Estate Regulatory Authority

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Sector – 11, Gandhinagar - 382010

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Website:- <https://gujrera.gujarat.gov.in>

No.: GujRERA/Order-11

Date: 01/06/2018

ORDER - 11

Sub: Proforma for Declaration by way of Affidavit to be submitted along with Project Completion Compliance

As per the provisions of Sections 11, 13 and 17 of The Real Estate (Regulation and Development) Act, 2016, read with Rule 9 of the Gujarat Real Estate (Regulation and Development) (Matters Relating to the Real Estate Regulatory Authority) Rules, 2016, every promoter is required to submit the Project Completion Compliance before the project end date intimated in the Registration Certificate.

Gujarat Real Estate Regulatory Authority has made online facility of filing of Project Completion Compliance with the Promoter's login on the Gujarat Real Estate Regulatory Authority Portal.

As part of this, Project Completion Compliance, every Promoter/Builder/Developer need to submit a declaration mentioning all the compliances carried out by him/her regarding various RERA provisions. On scrutinizing the declaration by way of affidavits submitted by various Promoters/Builders/Developers whose projects are completed, it has been noticed that there is no uniformity in the submitted declaration by way of affidavit.

Thus, to maintain uniformity in the declaration by way of affidavit, the Authority has devised a Proforma for Declaration by way of Affidavit to be submitted by every Promoter/Builder/Developer.

The Gujarat Real Estate Regulatory Authority is hereby prescribing the standard Proforma for Declaration by way of Affidavit (attached herewith) for all the Promoter/Builder/Developer to be submitted along with Project Completion Compliance.

Dr. Manjula Subramaniam

Chairperson

Gujarat Real Estate Regulatory Authority

Encl:- As above

**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR
ANY PERSON AUTHORIZED BY THE PROMOTER.**

I, _____ age _____ years, residing at/having office at _____,
Promoter of the _____ real estate project/duly authorised by Promoter of the
_____ real estate project vide his/their authorisation dated _____ in this regard, do
hereby solemnly declare, undertake and state on oath in compliance of Section 17 of the Real
Estate (Regulation and Development) Act, 2016 as under:

1. That, I/Promoter have/has registered our/their _____ real estate project under
the Real Estate (Regulation and Development) Act, 2016 with Gujarat Real Estate
Regulatory Authority vide Registration No. _____ dated _____.
2. That, the said project is completed and has received Building Use Permission No.
_____ dated _____ issued by _____
(Appropriate Authority).
3. That, I/Promoter have/has formed and registered _____
(Name of Society) Cooperative Housing Service Society for the said project. (Here mention
the name of society or association of allottees etc. as applicable as per the provisions of
the said Act and Rules made thereunder.) At present Mr. _____ is the Chairman of the
Society.

4. That, all the development work and construction of the common areas and facilities of the said project has been completed and is ready for use. The nature, extent and description of the common areas and facilities of said projects are particularly described in Annexure A, annexed hereunder.
5. That, all the common area and common facilities along with the Administration of undivided proportionate land has been transferred and handed over to the above referred _____ Cooperative Housing Service Society by document dated _____, as per Section 17 of the Real Estate (Regulation and Development) Act, 2016.
6. That, Project Architect Mr. _____ whose COA No. is _____ has given Form 4/4A.
7. That, Chartered Accountant, Mr. _____ Registration No. _____ has given final Form 3.
8. That, till date out of the total _____ units, we have booked _____ number of units and balance _____ number of units are still pending for sale. We have executed Sale Deed of _____ units as per the "Agreement for Sale" as prescribed by us at the time of registration of the project with Gujarat Real Estate Regulatory Authority.
9. That, the details of sold/unsold/booked units have been provided to the Service Society Management.
10. That, after execution and registration of Sale Deed in favour of Unit Purchaser, the Unit Purchasers are made members in the Service Society.
11. That, the master file including the land documents, title clearance certificate, NA permission, NOC's required for the project, all layouts and building plans, original BU Permissions, etc. has been handed over to the Cooperative Housing Service Society.

12. That, whatever funds/contributions received from the members towards Service Society is already deposited with the Service Society's bank account No. _____, bank _____, branch _____ and relevant information has been provided to the society management, moreover, books of accounts, cheque book has also been given to Service Society Management.
13. That, records including Minutes Book/Agenda papers and various register(s) has been handed over to the Service Society.
14. That, I/Promoter had *not availed any loan/the loan has been paid off* and as such there is no Encumbrance on the legal titles or rights of the allottees or the Association of Allottees of the said project.
15. That, I/Promoter has paid all the sums due to the Government authorities.
16. That, all necessary compliances under the Real Estate (Regulation and Development) Act, 2016 and Rules made thereunder have been completed by _____ date. Date of my said project completion is _____ as indicated in my RERA Registration.

Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verify by me at _____ on this _____ day of _____.

Deponent

ANNEXURE – A**List of Common Areas and Facilities**

Sr. No.	Name/Particulars of Common Areas	Facilities Including Measurements and Brief Details
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		