



Gujarat Real Estate Regulatory Authority

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

No: GujRERA/order-20

Date-31st, January 2019

ORDER-20

Sub: 1) Revised form-4-Architect's Certificate

2) Revised Performa of Affidavit for project Completion compliance

Through the Order-11, directions were given that as per the requirement of Sections 11, 13 and 17 of The Real Estate (Regulation and Development) Act, 2016, read with Rule - 9 of The Real Estate (Regulation and Development) (General) Rules, 2017, every promotor is required to submit the Project Completion Compliance before the project end date intimated in the Registration Certificate along with necessary Documents.

Gujarat Real Estate Regulatory Authority has made online facility for filing of Project Completion Compliance with the promotor's login on the GujRERA portal.

Through the Order-13 directions were given that as per the requirement of Sections -17 of The Real Estate (Regulation and Development) Act, 2016 and Rule 9 and para (9) of draft Agreement for sale of Gujarat Real Estate (Regulation and Development) (General) Rules 2017 The "Association of Allottees" can be formed by the way of Co-operative service society under Gujarat Co-operative Societies Act, 1961, Now Through order-18, a company under section 8 of the Companies Act 2013 is also allowed as Association of Allottees

To incorporate the above change, the Performa for Declaration by way of Affidavit has been revised as attached with this order. Similarly, Revised Form-4 is hereby put in public domain.

Promotors are no more required to submit Form-1 for Project end completion compliance, Only Form-4(Architect's Certificate) along with Form-2 & 3 will be required as part of project completion along with other Documents. Moreover, the Promotor or contractor engaged at project has also to give payment details in the prescribed Affidavit(Notarized) Performa related to Labour cess under Building and Other Construction Workers Welfare cess Act,1996.

All Promotors/Builders/Developers are instructed to comply using this Performa for Project Completion Compliance.

CHAIRMAN

Dr. Amarjit Singh

Gujarat Real Estate Regulatory Authority

DECLARATION, SUPPORTED BY AN AFFIDAVIT(NOTARISED), WHICH SHALL BE SIGNED BY THE PROMOTOR OR ANY PERSON AUTHORIZED BY THE PROMOTOR

I, _____ age _____ years, residing at/having office at _____, Promotor of the _____ Real Estate project/duly authorized by Promotor 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/Promotor have/has registered out/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/Promotor have/has formed and registered _____ (Name of Society/Company) Co-operative Housing Service Society/Company having registration number _____ for the said project. at present Mr. _____ is the Chairman of the Society or company board.
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/ Company by document dated _____, as per Section-17 of the Real Estate (Regulation and Development) Act, 2016 and the Gujarat Real Estate (Regulation and Development) (General)Rules 2017 Rule 9 and para (9) of draft Agreement for sale.
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. The actual Agreement for sale and the sale/Conveyance Deeds executed with allottees are the same as the version submitted to authority at the time of registration of the project, which are in conformity with the provision of the RERA Act, Rules, Regulations & Orders there under.

9. That, the details of sold/unsold/booked units have been provided to the Management of Company/ Co-operative Housing Service Society
10. That, after execution and registration of Sale Deed in favour of Unit Purchaser, the Unit Purchasers are made members in the Company/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 Company/Co-operative Housing Service Society.
12. That, whatever funds/contributions received from the members towards Company or Service Society is already deposited with the Company/ Co-operative Housing Service Society bank account no. _____, bank _____, branch _____ and relevant information has been provided to the Management of Company/ Co-operative Housing Service Society, moreover, books of accounts, cheque book has also been given to the Management of Company/ Co-operative Housing Service Society
13. That, records including Minutes Book/Agenda papers and various register(s) has been handed over to the Company/Service Society.
14. That, I/Promotor have 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/Promotor or contractor engaged at project _____ have paid Rs. _____ towards all the applicable Labour cess under Building and Other Construction Workers Welfare cess Act, 1996 to the Government Authorities and I hereby submit the Payment receipt in this regard.
16. That, I/Promotor have paid all the sums due to the Government Authorities.
17. 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		

FORM-4

ARCHITECT'S CERTIFICATE

(To be issued on completion of entire project)

Date:

To

The _____ (Name & Address of Promoter),

Subject: Certificate of Completion of Construction Work of _____ Building/_____ Wing of the Building with common development and civic infrastructure of the Project (GujRERA Registration Number) situated on the Plot bearing C.N. No./CTS No./Survey no./Final Plot no _____ demarcated by its boundaries (latitude and longitude of the end points) _____ to the North _____ to the South _____ to the East _____ to the West of Division _____ village _____ taluka _____

District _____ PIN _____ admeasuring _____ sq.mts. area being developed by Promoter's Name) _____.

Sir,

I/We _____ have undertaken assignment as Architect/Engineer of certifying completion of Construction Work of _____ Building/_____ Wing of the Building with common development and civic infrastructure situated on the plot bearing C.N. No./CTS No./Survey no./Final Plot no _____ of Division _____

village _____ taluka _____ District _____ PIN _____ admeasuring _____ sq.mts. area being developed by (Promoter's Name)

2. Following technical professionals are appointed by Owner/Promoter: - (as applicable)

- (i) M/s/Shri/Smt. _____ as Architect/Engineer
- (ii) M/s/Shri/Smt. _____ as Structural Consultant
- (iii) M/s/Shri/Smt. _____ as MEP Consultant
- (iv) M/s/Shri/Smt. _____ as Site Supervisor/Clerk of Works

3. Based on Completion Certificate received from Structural Engineer and Site Supervisor/Clerks of Works and to the best of my/our knowledge I/We hereby certify that

_____ Building/_____ wing of the Building has been completed in all aspects and is fit for occupancy for which it has been erected/re-erected/constructed and enlarged.

The _____ Building/_____ wing of the Building has been granted Occupancy Certificate/Completion Certificate bearing number _____ dated _____ by _____ (Local Planning Authority).

I Further certify that all common amenities and civic infrastructure i.e. Common plot internal approach road, Internal storm water drainage, water supply, drainage network, percolation well, lights, parking lots etc. has been completed in all aspects and is fit for use.

Yours Faithfully,

Signature & Name (IN BLOCK LETTERS) of L.S/Architect with (License No.....)