


RAJASTHAN REAL ESTATE REGULATORY AUTHORITY
Nagar Niyojan Bhawan, JLN Marg, Jaipur

No. F. 1(5) RJ/RERA / 2017/Pt.

Jaipur, Date: 01.05.2019

NOTIFICATION

In exercise of the powers conferred by sub-section (1) and clause (i) of sub-section (2) of Section 85 of the Real Estate (Regulation and Development) Act, 2016 (Central Act No. 16 of 2016), the Rajasthan Real Estate Regulatory Authority hereby makes the Rajasthan Real Estate Regulatory Authority (Amendment) Regulations, 2019 as enclosed.


(Nihal Chand Goel)
Chairperson

**Rajasthan Real Estate Regulatory
Authority**

Copy forwarded to the followings for information and n/a :-

1. Under Secretary (Housing) Government of India, Ministry of Housing and Urban Poverty Alleviation (Housing Section) Room no. 220, C Wing, Nirman Bhawan, New Delhi-110011
2. Principal Secretary to Hon'ble Chief Minister, Government of Rajasthan, Jaipur
3. P.S. to Hon'ble Minister for Urban Development Deptt. Jaipur
4. P.S. to Chief Secretary, Government of Rajasthan, Jaipur
5. P.S. to Pr. Secretary, Urban Development & Housing Deptt. Jaipur
6. P.S. to Principal Secretary to the Government, Law Department, Government of Rajasthan
7. Presiding Officer, Rajasthan Real Estate Appellate Tribunal
8. Joint Secretary I, II & III Urban Development & Housing Deptt., Jaipur
9. Sr. D.S. UDH to upload the notification on Deptt. Website.
- ✓ 10. Commissioner Jaipur/Jodhpur/Ajmer Development Authority
11. Chief Town Planner, Rajasthan, Jaipur
12. Director, Local Bodies, Rajasthan, Jaipur
13. All Divisional Commissioners, Rajasthan.
14. All District Collectors, Rajasthan,
15. All Chairmen/Secretary, Urban Improvement Trust.
16. Director, Printing & Stationary Deptt. Rajasthan for publication of this and the enclosed notification in **Extra Ordinary** State Gazette immediately.
17. Superintendent, Govt. Central Press, Jaipur for publication of this and the enclosed notification in **Extra Ordinary** State Gazette immediately. Forty copies of the Gazette notification may kindly be sent to this Authority. A soft copy in CD is also enclosed for necessary action.
18. Guard File


(Satish Kumar Sharma) 1/5/19
Registrar, Rajasthan Real Estate Regulatory
Authority

RAJASTHAN REAL ESTATE REGULATORY AUTHORITY, JAIPUR
Nagar Niyojan Bhawan, JLN Marg, Jaipur

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Jaipur, Date: 01.05.2019

NOTIFICATION

In exercise of the powers conferred by sub-section (1) and clause (i) of sub-section (2) of section 85 of the Real Estate (Regulation and Development) Act, 2016 (Central Act No. 16 of 2016), the Rajasthan Real Estate Regulatory Authority, having considered it necessary to do so, hereby makes the following regulations, to amend the Rajasthan Real Estate Regulatory Authority Regulations, 2017 (hereinafter called 'the Regulations'), namely:-

1. **Short Title and Commencement.-** (1) These regulations may be called the Rajasthan Real Estate Regulatory Authority (Amendment) Regulations, 2019.

(2) They shall come into force at once.

2. **Amendment in clause 2 of the Regulations.-** (1) In sub-clause (1), the existing item (ix) shall be substituted by the following, namely.-



“(ix) “Registrar” means the Registrar of the Authority and shall include such other officer(s) of the Authority who may be authorized by the Chairperson to carry out any function under the Act or the Rules and for that purpose report directly to the Chairperson or a member.”

(2) In sub-clause (1), after the existing item (x), a new item (xi) shall be added, namely.-

“(xi) “RERA Account” means the separate account to be maintained by the promoter in a scheduled bank as per section 4(2)(D) of the Act.”

3. **Insertion of new clause 3A in the Regulations.-** After the existing clause 3 and before the existing clause 4, a new clause 3A shall be inserted, namely.-

“3A Changing RERA Account.- (1) The promoter may change the RERA Account from one Bank to another Bank only with the prior written permission of the Authority.



(2) For seeking permission for changing RERA Account, promoter has to make written application in Form R-4A, along with the following documents:

- a. Latest Account Statement / Copy of Passbook of the existing RERA Account;
- b. Latest Account Statement / Copy of Passbook of the account proposed as new RERA Account; and
- c. Copy of receipt of fee deposited for change of RERA Account.

(3) After the RERA Account is permitted to be changed and has been changed, promoter is also required to submit the following documents:

- a. Fund transfer compliance letter as per Form R-4B (Confirmation letter of change in RERA Account);
- b. Form R-4C (Certificate from Bank having new RERA Account);
- c. Form R-4D (Certificate of Chartered Accountant);
and
- d. Proof of old RERA Account closure.



4. **Insertion of new Forms R-4A, R-4B, R-4C and R-4D in the Regulations.-** After the existing Form R-4 and before the existing Form R-5, the following new Forms shall be inserted, namely.-

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Form R-4A
[see Regulation 3A(2)]
Application for Change in RERA Account

To

The Registrar,
Rajasthan Real Estate Regulatory Authority,
Jaipur.

Ref: **Project Name** _____
Promoter Name: _____
Project Registration No. _____

Dear Sir,

I/ We hereby apply for the Authority's approval for change in RERA Account of the project, as per the following details:

Reason for change of Account:	
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Existing RERA Account	
Bank Name	
Branch Name	
Account Holder's Name	
Account No.	
IFSC Code	
Closing Bank Balance (as on _____) in Rs.	

Proposed RERA Account	
Bank Name	
Branch Name	
Account Holder's Name	
Account No.	
IFSC Code	
Opening Bank Balance (as on _____) in Rs.	

I/ We solemnly affirm, declare and undertake that -

- The particulars given herein are correct to my/ our knowledge and belief.
- I shall freeze all withdrawals from the existing RERA account until the Authority conveys its decision on this RERA account change application.
- All withdrawals till date from the existing RERA account are as per section 4(2)(d)(D) of the Act.

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- d. On getting permission from RERA for change of RERA account, the balance of existing RERA account will be transferred in the new RERA account within 15 days.
- e. After the RERA account is changed and fund transferred to the new RERA Account, I/ We shall furnish the details in Forms R-4B, R-4C and R-4D.

Date: _____

Place: _____

Yours faithfully,

Name, signature and seal of the Promoter/ Authorized Signatory

- Enclosures: 1) Account Statement/ copy of passbook of the existing RERA Account, in support of the closing Bank Balance and other particulars thereof, indicated hereinabove.
- 2) Account Statement/ copy of passbook of the proposed RERA Account, in support of the opening Bank Balance and other particulars thereof, indicated hereinabove.
- 3) Copy of receipt of fee Rs. _____, deposited for change of RERA Account.

Form R-4B

[see Regulation 3A(3)a]

Confirmation Letter of Change in RERA Account

To

The Registrar,
Rajasthan Real Estate Regulatory Authority,
Jaipur.

Ref: **Project Name** _____
Promoter Name: _____
Project Registration No. _____

Dear Sir,

With reference to my/ our application for change in RERA Account submitted on _____ and as per the terms and conditions mentioned in the approval received from the Authority vide letter/ email dated _____, I/ we confirm that RERA Account of the project has been changed, old RERA Account has been closed and an amount of Rs. _____ (In words: _____) has been transferred to the new RERA Account, as per the following details:

Old RERA Account	
Bank Name	
Branch Name	
Account Holder's Name	
Account No.	
IFSC Code	



Balance amount at the closing of account on (date) (in Rs.)	
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New RERA Account	
Bank Name	
Branch Name	
Account Holder's Name	
Account No.	
IFSC Code	
Amount transferred into this account from old RERA Account on (date) _____ (in Rs.)	

I/ We solemnly affirm, declare and undertake that –

- the particulars given hereinabove are correct to my/ our knowledge and belief; and
- I/ We shall operate the new RERA Account in accordance with the provisions of section 4(2)(d)(D) of the Act.

Date: _____

Place: _____

Yours faithfully,

Name, signature and seal of the Promoter/ Authorized Signatory

- Enclosures: 1) Certificate from bank having new RERA Account, in Form R-4C.
2) Certificate of Chartered Accountant, in Form R-4D.
3) Account Statement, copy of passbook or letter of bank, as proof of closure of old RERA Account.

Form R-4C
[see Regulation 3A(3)b]
Certificate from Bank having new RERA Account

To

The Registrar,
Rajasthan Real Estate Regulatory Authority,
Jaipur.

Sub: **Details of RERA Account.**

Ref: **Project Name** _____
Promoter Name: _____
Project Registration No. _____

Dear Sir,



This is to certify that the promoter _____ has the bank account operational with our bank as per the following details:

Bank Name	
Branch Name	
Account Holder's Name	
Account No.	
IFSC Code	
Bank Balance (as on _____)	

Included in the above bank balance is a sum of Rs. _____ (In words: _____) which has been transferred or credited into the above mentioned bank account on date _____.

Date: _____

Place: _____

Yours faithfully,

Name, signature and seal of the Bank official.

Form R-4D
[see Regulation 3A(3)c]
Certificate of Chartered Accountant

To

The Registrar,
Rajasthan Real Estate Regulatory Authority,
Jaipur.

Ref: **Project Name** _____
Promoter Name: _____
Project Registration No. _____

Dear Sir,

With reference to promoter's application for change in RERA Account submitted on _____ and as per the terms and conditions mentioned in the approval received from the Authority vide letter/ email dated _____, I/ we confirm that RERA Account of the project has been changed, old RERA Account has been closed and an amount of Rs. _____ (In words: _____) has been transferred to the new RERA Account, as per the following details:

Old RERA Account	
Bank Name	
Branch Name	
Account Holder's Name	
Account No.	
IFSC Code	
Balance amount at the closing of account on (date)	



(in Rs.)	
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New RERA Account	
Bank Name	
Branch Name	
Account Holder's Name	
Account No.	
IFSC Code	
Amount transferred into this account from old RERA Account on (date) (in Rs.)	

I/ We further confirm that the old RERA Account, until it was closed as above, was operated by the promoter in accordance with the provisions of section 4(2)(d) of the Act.

Date: _____

Place: _____

Yours faithfully,

Name, signature, seal of the Chartered Accountant
and membership number”



(Nihal Chand Goel)

Chairperson

Rajasthan Real Estate Regulatory
Authority, Jaipur