



# WESTERN INDIA REGIONAL COUNCIL OF ICAI



**Certifications**



## RERA BANK ACCOUNT, CERTIFICATES & AUDIT

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# NEW FORMS ISSUED



1



2



2A



3



4



5



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# LIST OF AMENDMENTS



Sr. No.	Subject	Date	pdf
1.	MahaRERA General Regulations 2017	24/04/2017	
2.	MahaRERA General (Amendment) Regulations 2017	11/10/2019	
3.	MahaRERA General (Second Amendment) Regulations 2019	31/10/2019	
4.	MahaRERA General (Amendment) Regulations 2021	22/12/2021	

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# REGULATION 3, 3A, 4



# REGULATION 3

## EARLIER

- CERTIFICATE ISSUED BY PROJECT ARCHITECT IN FORM 4 TO BE ISSUED ON COMPLETION OF
- **EACH OF THE BUILDING/WING OF THE REAL ESTATE PROJECT**

## AMENDED

- CERTIFICATE ISSUED BY PROJECT ARCHITECT IN FORM 4 TO BE ISSUED ON COMPLETION OF
- **REGISTERED REAL ESTATE PROJECT**





# REGULATION 3A

## EARLIER

- FORM 2A SHALL BE SUBMITTED AT THE END OF
- EVERY FINANCIAL QUARTER

## AMENDED

- FORM 2A SHALL BE SUBMITTED AT THE END OF
- EVERY FINANCIAL YEAR

# REGULATION 4

## EARLIER

- THE ANNUAL REPORT ON STATEMENT OF ACCOUNTS IN FORM 5 TO BE CERTIFIED AND SIGNED BY
- **STATUTORY AUDITOR**

## AMENDED

- THE ANNUAL REPORT ON STATEMENT OF ACCOUNTS IN FORM 5 TO BE CERTIFIED AND SIGNED BY
- **ANNUAL AUDITOR**

# FORM 3-CA CERTIFICATE [REGISTRATION & WITHDRAWAL]



- ❑ **SUBJECT CLAUSE CERTIFYING FINANCIAL PROGRESS OF WORK**
- ❑ **ISSUED FOR RERA COMPLIANCE**
- ❑ **SEVEN TABLES INTRODUCED**
- ❑ **CERTIFYING DEPOSIT & UTILISATION FOR LAND & CONSTRUCTION OF PROJECT**
- ❑ **COUNTER SIGNATURE OF PROMOTER**

# TABLE A- ESTIMATED COST OF THE PROJECT

- **SEPARATE TABLE FOR ESTIMATED COST**
- **AT THE TIME OF REGISTRATION OF PROJECT SUBJECT TO CHANGE**
- **ONLY ESTIMATED COST OF CONSTRUCTION BY ENGINEER TO BE MENTIONED**
- **PROVISION FOR COST INCURRED FOR ADDITIONAL ITEMS AS PER TABLE A & B OF ENGINEER CERTIFICATE**
- **PASS THROUGH CHARGES/INDIRECT TAXES EXCLUDED**
- **CAN BE REVISED THROUGH CORRECTION APPLICATION**
- **ABSORBED COST OF MACHINERIES & EQUIPMENT**



## TABLE B- ACTUAL COST OF THE PROJECT

- **SEPARATE TABLE FOR ACTUAL COST**
- **MINIMUM OF ACTUAL COST OF CONSTRUCTION BY ENGINEER OR CA TO BE MENTIONED**
- **PROVISION FOR COST INCURRED FOR ADDITIONAL ITEMS AS PER TABLE A & B OF ENGINEER CERTIFICATE**
- **PASS THROUGH CHARGES/INDIRECT TAXES EXCLUDED**
- **ABSORBED COST OF MACHINERIES & EQUIPMENT**



# TABLE C- STATEMENT FOR CALCULATION OF RECEIVABLES

- STATEMENT FOR CALCULATION OF **RECEIVABLES**
- **SOLD INVENTORY**
- **UNSOLD INVENTORY**
- **PASS THROUGH CHARGES/INDIRECT TAXES**  
EXCLUDED FROM UNIT CONSIDERATION



# TABLE D- COMPARISON BETWEEN BALANCE COST & RECEIVABLES

- **ESTIMATED BALANCE COST TO COMPLETE**
- **BALANCE AMOUNT OF RECEIVABLES-SOLD APARTMENTS**
- **ESTIMATED UNSOLD SALES**
- **TOTAL ESTIMATED RECEIVABLES**
- **70%/ 100% CHECK ONLY FOR ONGOING PROJECTS**
- **APPLICABLE TO ALL PROJECTS**



# TABLE E- DESIGNATED BANK ACCOUNT DETAILS

S. NO.	PARTICULARS	DESIGNATED BANK ACCOUNT DETAILS
		ACTUAL AMOUNT TILL DATE [FROM START OF BANK ACCOUNT TO TILL DATE]
1.	OPENING BALANCE	
2.	DEPOSITS	
3.	WITHDRAWALS	
4.	CLOSING BALANCE	





## TABLE F-MEANS OF FINANCE

S. NO.	PARTICULARS	ESTIMATED* (AT THE TIME OF REGISTRATION)(IN ₹) (PROPOSED & INDICATIVE)	PROPOSED/ ESTIMATED (AS ON THE DATE OF THE CERTIFICATE) (IN ₹)	ACTUAL (AS ON DATE OF CERTIFICATE) (IN ₹)
1.	OWN FUNDS	25	25	15
2.	TOTAL BORROWED FUNDS (SECURED) -DRAWDOWN AVAILED TILL DATE	50	50	25
3.	TOTAL BORROWED FUNDS (UNSECURED) -DRAWDOWN AVAILED TILL DATE	25	25	15
4.	CUSTOMER RECEIPTS USED FOR PROJECT	200	200	50
5.	TOTAL FUNDS FOR PROJECT	300	300	105
6.	TOTAL ESTIMATED COST [AS PER TABLE A]	275	275	275

## **TABLE G- ANY COMMENTS / OBSERVATIONS OF CA**

- **ANY EXCEPTIONS IN LAND COST AND CONSTRUCTION COST**
- **ANY DISCREPANCY IN BANK ACCOUNT OPERATIONS**
- **SOLD & UNSOLD INVENTORY**
- **PASS THROUGH CHARGES/INDIRECT TAXES INCLUDED IN UNIT CONSIDERATION**
- **DEPOSIT & UTILISATION OF CUSTOMER RECEIPTS**
- **OTHER EXCEPTIONS RELATED TO PROJECT**



## FORM 5-ANNUAL REPORT ON STATEMENT OF ACCOUNTS



- ❑ **SUBJECT CLAUSE CERTIFYING DEPOSIT,  
UTILIZATION & WITHDRAWAL**
- ❑ **FOUR TABLES & 2 SUB-TABLES INTRODUCED**
- ❑ **SHORTFALL DEPOSIT AMOUNT TO BE PROVIDED**
- ❑ **DATE WISE DETAILS OF EXCESS  
WITHDRAWALS TO BE PROVIDED**
- ❑ **DATE WISE DETAILS OF NON-UTILISATION FOR  
PROJECT COST TO BE PROVIDED**
- ❑ **COUNTER SIGNATURE OF PROMOTER**

## TABLE A-DEPOSITS

S. NO.	PARTICULARS	FOR THIS FISCAL YEAR	TOTAL FOR THIS PROJECT TILL DATE
1.	TOTAL AMOUNT COLLECTED FROM ALLOTTEES	50	100
2.	% OF AMOUNT TO BE DEPOSITED AS PER ACT	70%/100%	70%/100%
3.	<b>AMOUNT TO BE DEPOSITED AS PER ACT</b> (1*2)	35	70
4.	TOTAL AMOUNT DEPOSITED IN THE DESIGNATED BANK ACCOUNT	30	60
5.	% OF AMOUNT DEPOSITED IN DESIGNATED BANK ACCOUNT [(4)/(1)*100]	60%	60%
6.	SHORTFALL/(EXCESS) DEPOSIT (3-4)	5	10

## TABLE B-WITHDRAWALS

S. NO.	PARTICULARS	FOR THIS FISCAL YEAR	TOTAL FOR THIS PROJECT TILL DATE
1.	OPENING BALANCE OF DESIGNATED BANK ACCOUNT		
2.	TOTAL DEPOSITS		
3.	TOTAL AMOUNT WITHDRAWN		
4.	<b>CLOSING BALANCE</b>		



## TABLE D- ANY COMMENTS / OBSERVATIONS OF CA

- EXCEPTIONS RELATING TO **DEPOSIT, UTILISATION & WITHDRAWALS**
- ANY DISCREPANCY IN **FORM 1, 2 & 3**
- **OTHER EXCEPTIONS** RELATED TO PROJECT



**FORM 1-ARCHITECT  
CERTIFICATE  
[REGISTRATION &  
WITHDRAWAL]**



- ❑ **PLOT DETAILS, LATTITUDE & LONGITUDE, AREA, NEWS DELETED FROM SUBJECT CLAUSE**
- ❑ **CERTIFICATE CAN BE ISSUED FOR THE ENTIRE LAYOUT**
- ❑ **LIST OF TECHNICAL PROFESSIONALS DELETED**
- ❑ **NUMBER OF BASEMENTS, PODIUMS, PLINTH & SLABS OF SUPER STRUCTURE DELETED**
- ❑ **COUNTER SIGNATURE OF PROMOTER**

## **FORM 2-ENGINEER CERTIFICATE [REGISTRATION & WITHDRAWAL]**



- ❑ **PLOT DETAILS, LATTITUDE & LONGITUDE,  
AREA, NEWS DELETED FROM SUBJECT CLAUSE**
- ❑ **CERTIFICATE CAN BE ISSUED FOR THE ENTIRE  
LAYOUT**
- ❑ **LIST OF TECHNICAL PROFESSIONALS DELETED**
- ❑ **ESTIMATED COST OF CIVIL, MEP, ALLIED WORKS,  
INTERNAL & EXTERNAL WORKS AS PER  
SPECIFICATIONS MENTIONED IN AGREEMENT  
OF SALE**



**FORM 2-ENGINEER  
CERTIFICATE  
[REGISTRATION &  
WITHDRAWAL]**



- ❑ **ACTUAL COST INCURRED TO BE ON THE BASIS OF INPUT MATERIAL OR SERVICES USED & UNIT COST OF THESE ITEMS**
- ❑ **COMPLETE PROJECT AS PER APPROVED DRAWINGS & SPECIFICATIONS MENTIONED IN AGREEMENT FOR SALE**
- ❑ **AMENDMENT IN COST INCURRED OR TO BE INCURRED DUE TO DEVIATION IN QTY REQUIRED OR ESCALATION OF COST**

**FORM 2-ENGINEER  
CERTIFICATE  
[REGISTRATION &  
WITHDRAWAL]**



- ❑ **DEVIATION IN MATERIAL USED TO BE REPORTED**
- ❑ **LOCAL AUTHORITY LICENSE NO IF APPLICABLE**
- ❑ **DELETED ITEMS TO BE MENTIONED IN TABLE C**
- ❑ **COUNTER SIGNATURE OF PROMOTER**

## FORM 2A- QUALITY ASSURANCE



- ❑ **PLOT DETAILS, LATTITUDE & LONGITUDE, AREA, NEWS DELETED FROM SUBJECT CLAUSE**
- ❑ **TO BE ISSUED YEARLY**
- ❑ **MATERIAL WISE DETAILS DELETED**
- ❑ **SPECIFICATIONS-AS PER ANNEX F OF AGREEMENT FOR SALE**
- ❑ **NO SPECIFICATIONS-AS PER INDUSTRY STANDARDS**
- ❑ **COUNTER SIGNATURE OF PROMOTER**

## FORM 4- ARCHITECT CERTIFICATE [ON COMPLETION]



- ❑ **PLOT DETAILS, LATITUDE & LONGITUDE, AREA, NEWS DELETED FROM SUBJECT CLAUSE**
- ❑ **CERTIFICATE CAN BE ISSUED FOR THE ENTIRE PROJECT**
- ❑ **LIST OF TECHNICAL PROFESSIONALS DELETED**
- ❑ **ON THE BASIS OF INSPECTION & CERTIFICATE FROM STRUCTURAL ENGINEER**
- ❑ **COMPLETE AS PER AGREEMENT OF SALE**
- ❑ **COUNTER SIGNATURE OF PROMOTER**

STATUTE	CERTIFICATES TO BE SUBMITTED TO BANK?
RERA Act	YES
Maharera Rules & Regulations	YES
FAQ No. 58 dated 23rd July 2019	YES. ORIGINAL TO BE RETAINED & COPIES TO BE SUBMITTED TO BANK
Circular No. 3/2017 dated 07 <sup>th</sup> June 2017	NO. ONLY SELF-DECLARATION TO BE SUBMITTED <i>[DELETED]</i>
Circular No. 39/2021 dated 28th Dec 2021	YES. SUBMIT TO BANK AT THE TIME OF EVERY WITHDRAWAL & COPIES ONLINE TO MAHARERA










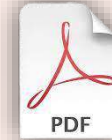

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*Thank You!*




Sr. No.	Subject	Date	pdf
1.	Disclosure of sold/ booked inventory	09/04/2021	
	Corrigendum for the Order of sold/ booked inventory	25/06/2021	
2.	Committee for Capacity Building and Certification of Real Estate Agents in Maharashtra	12/04/2021	
3.	Guidelines for determining the seniority of complaints filed before the MahaRERA	18/05/2021	
	<b>Amendment to Circular No. 30/ 2021 dated 18.05.2021</b>	21/06/2021	




Sr. No.	Subject	Date	pdf
4.	Guidelines for functioning of MahaRERA Conciliation and Dispute Resolution Forum  New Amendment in the Conciliation process	18/05/2021	 
5.	Declaration about Commencement Certificate	07/06/2021	
6.	Committee to review Model Agreement	14/06/2021	





Sr. No.	Subject	Date	pdf
7.	Hearing of Complaints as per Seniority	21/06/2021	
	New guidelines regarding Hearing of Complaint filed before the Authority	09/09/2021	
	Circular regarding convenience document	07/12/2021	
8.	Real Estate Agent registration and renewal of such registration	07/06/2021	
9.	Clarification regarding Formats for consent of allottees	22/07/2021	

Sr. No.	Subject	Date	pdf
10.	Procedure for transferring or assigning promoters rights and liabilities to a third party updated	21/06/2021	
11.	Quarterly Update for Registered Projects	30/07/2021	
12.	Report from CERSAI	30/07/2021	
	Amendment in CERSAI Order	29/10/2021	

Sr. No.	Subject	Date	pdf
13.	Execution of registered conveyance deed of a real estate project	30/07/2021	
14.	In the matter of "Garage", "covered parking space" and "open parking areas"	30/07/2021	
15.	Extension of project registration by 6 months	06/08/2021	

Sr. No.	Subject	Date	pdf
16.	SOP for deletion of projects from the list of lapsed projects	22/09/2021	
17.	Submission of Form 5 is extended till 31st December 2021	30/07/2021	
18.	Extension of project registration by 6 months	06/08/2021	

Sr. No.	Subject	Date	pdf
19.	Registration of Sale Component of Redevelopment and SRA projects	07/12/2021	
20.	Submit Form No 1, 2, 3 to the bank for withdrawal from designated bank account	29/12/2021	
	Withdrawal in tranches	17/03/2022	
21.	New forms available in public domain.	29/12/2021	
	Disclosure of information in public domain  New Forms	14/01/2022	  <a href="#"><u><b>Link to Download</b></u></a>

Sr. No.	Subject	Date	pdf
22.	Modified version for filing Online Complaints	28/03/2022	
23.	Standard Operating Procedure for filing cases arising from Regulatory functions of MahaRERA	25/04/2022	
24.	Submission of Proforma of Allotment Letter and Agreement for Sale at the time of registration.	03/06/2022	
	Amended Proforma of Allotment Letter	01/07/2022	

Sr. No.	Subject	Date	pdf
25.	New directions for submitting the applications for registration.	01/07/2022	
26.	Regular Updates on Registered Projects by Promoters.	05/07/2022	
24.	Declaration about Separate Bank Account for Real Estate Projects	27/07/2022	
	Correction in Order No. 34/2022	29/07/2022	