

FININ2MIN

Real Estate (Regulation and Development) Act, 2016 - Complete Professional Corpus - Professional Corpus

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Official source and signed Gazette prevail.

36 publication units

Chapter I - Preliminary and Definitions

Map project, phase, promoter, allottee, apartment, carpet area, common area and appropriate Government.

Chapter in 2 Minutes

- Identify the legal trigger, responsible actor and evidence relevant to scope and definitions.
- Read the Act with all effective Rules, regulations, notifications, directions, guidelines and forum procedure as at the event date.
- Separate substantive obligation, operational workflow, filing or reporting, enforcement consequence, remedy, appeal and limitation.
- Maintain a reproducible source pack, decision memo, approval trail and transaction-level evidence.
- Apply connected company, contract, tax, accounting, data, competition, consumer, insolvency and sector-law overlays independently.

Provision / instrument map

Provision	Subject / control
S. 1	Preliminary and definitions - official section title to be read from the current Act
S. 2	Preliminary and definitions - official section title to be read from the current Act

Implementation and practical application

A business decision raises scope and definitions. The team should freeze the relevant chronology, identify every actor and legal relationship, map the current provision and delegated instrument, preserve system and communication evidence, quantify exposure, and choose cure, filing, response, settlement or litigation only after checking jurisdiction and limitation.

Control checklist

Classify facts and role; capture current source; map approvals and evidence; calculate threshold/time/exposure; implement system gate; preserve filing and delivery proof; verify forum and limitation.

Cross-law overlays

Contract, company/LLP, tax/accounting, data/cyber, consumer, competition, MSMED, RERA, FEMA, IBC, sector law and evidence rules must be applied separately.

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Chapter II - Project and Agent Registration

Control registration threshold/exemptions, application, grant, extension, revocation and agent duties.

Chapter in 2 Minutes

- Identify the legal trigger, responsible actor and evidence relevant to project and agent registration.
- Read the Act with all effective Rules, regulations, notifications, directions, guidelines and forum procedure as at the event date.
- Separate substantive obligation, operational workflow, filing or reporting, enforcement consequence, remedy, appeal and limitation.
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Provision / instrument map

Provision	Subject / control
S. 3	Prior registration of real estate project
S. 4	Application for registration of real estate project
S. 5	Grant of registration
S. 6	Extension of registration
S. 7	Revocation of registration
S. 8	Obligation of Authority after lapse or revocation
S. 9	Registration of real estate agents
S. 10	Functions of real estate agents

Implementation and practical application

A business decision raises project and agent registration. The team should freeze the relevant chronology, identify every actor and legal relationship, map the current provision and delegated instrument, preserve system and communication evidence, quantify exposure, and choose cure, filing, response, settlement or litigation only after checking jurisdiction and limitation.

Control checklist

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Cross-law overlays

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Chapter III - Promoter Functions and Duties

Map disclosures, advertisement, agreement, project account, approvals, changes, transfer, insurance, title, defects, refund and compensation.

Chapter in 2 Minutes

- Identify the legal trigger, responsible actor and evidence relevant to promoter duties.
- Read the Act with all effective Rules, regulations, notifications, directions, guidelines and forum procedure as at the event date.
- Separate substantive obligation, operational workflow, filing or reporting, enforcement consequence, remedy, appeal and limitation.
- Maintain a reproducible source pack, decision memo, approval trail and transaction-level evidence.
- Apply connected company, contract, tax, accounting, data, competition, consumer, insolvency and sector-law overlays independently.

Provision / instrument map

Provision	Subject / control
S. 11	Functions and duties of promoter
S. 12	Obligations regarding veracity of advertisement
S. 13	No deposit or advance without agreement for sale
S. 14	Adherence to sanctioned plans and project specifications
S. 15	Obligations on transfer of project to third party
S. 16	Insurance of real estate project
S. 17	Transfer of title
S. 18	Return of amount and compensation

Implementation and practical application

A business decision raises promoter duties. The team should freeze the relevant chronology, identify every actor and legal relationship, map the current provision and delegated instrument, preserve system and communication evidence, quantify exposure, and choose cure, filing, response, settlement or litigation only after checking jurisdiction and limitation.

Control checklist

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Cross-law overlays

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Chapter IV - Allottee Rights and Duties

Control information, payment, interest, association, conveyance and possession duties.

Chapter in 2 Minutes

- Identify the legal trigger, responsible actor and evidence relevant to allottee rights.
- Read the Act with all effective Rules, regulations, notifications, directions, guidelines and forum procedure as at the event date.
- Separate substantive obligation, operational workflow, filing or reporting, enforcement consequence, remedy, appeal and limitation.
- Maintain a reproducible source pack, decision memo, approval trail and transaction-level evidence.
- Apply connected company, contract, tax, accounting, data, competition, consumer, insolvency and sector-law overlays independently.

Provision / instrument map

Provision	Subject / control
S. 19	Rights and duties of allottees

Implementation and practical application

A business decision raises allottee rights. The team should freeze the relevant chronology, identify every actor and legal relationship, map the current provision and delegated instrument, preserve system and communication evidence, quantify exposure, and choose cure, filing, response, settlement or litigation only after checking jurisdiction and limitation.

Control checklist

Classify facts and role; capture current source; map approvals and evidence; calculate threshold/time/exposure; implement system gate; preserve filing and delivery proof; verify forum and limitation.

Cross-law overlays

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Chapter V - Real Estate Regulatory Authority

Map Authority establishment, registration decisions, complaints, investigation, directions, recovery and regulation-making.

Chapter in 2 Minutes

- Identify the legal trigger, responsible actor and evidence relevant to RERA authority.
- Read the Act with all effective Rules, regulations, notifications, directions, guidelines and forum procedure as at the event date.
- Separate substantive obligation, operational workflow, filing or reporting, enforcement consequence, remedy, appeal and limitation.
- Maintain a reproducible source pack, decision memo, approval trail and transaction-level evidence.
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Provision / instrument map

Provision	Subject / control
S. 20	Regulatory Authority - official section title to be read from the current Act
S. 21	Regulatory Authority - official section title to be read from the current Act
S. 22	Regulatory Authority - official section title to be read from the current Act
S. 23	Regulatory Authority - official section title to be read from the current Act
S. 24	Regulatory Authority - official section title to be read from the current Act
S. 25	Regulatory Authority - official section title to be read from the current Act
S. 26	Regulatory Authority - official section title to be read from the current Act
S. 27	Regulatory Authority - official section title to be read from the current Act
S. 28	Regulatory Authority - official section title to be read from the current Act
S. 29	Regulatory Authority - official section title to be read from the current Act
S. 30	Regulatory Authority - official section title to be read from the current Act
S. 31	Filing of complaints
S. 32	Regulatory Authority - official section title to be read from the current Act
S. 33	Regulatory Authority - official section title to be read from the current Act
S. 34	Functions of Authority
S. 35	Powers of Authority to call for information and investigation
S. 36	Power to issue interim orders
S. 37	Power to issue directions
S. 38	Powers of Authority
S. 39	Regulatory Authority - official section title to be read from the current Act
S. 40	Recovery of interest, penalty and compensation

Implementation and practical application

A business decision raises RERA authority. The team should freeze the relevant chronology, identify every actor and legal relationship, map the current provision and delegated instrument, preserve system and communication evidence, quantify exposure, and choose cure, filing, response, settlement or litigation only after checking jurisdiction and limitation.

Control checklist

Classify facts and role; capture current source; map approvals and evidence; calculate threshold/time/exposure; implement system gate; preserve filing and delivery proof; verify forum and limitation.

Cross-law overlays

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Chapter VI - Central Advisory Council

Map Council constitution and policy advice.

Chapter in 2 Minutes

- Identify the legal trigger, responsible actor and evidence relevant to Central Advisory Council.
- Read the Act with all effective Rules, regulations, notifications, directions, guidelines and forum procedure as at the event date.
- Separate substantive obligation, operational workflow, filing or reporting, enforcement consequence, remedy, appeal and limitation.
- Maintain a reproducible source pack, decision memo, approval trail and transaction-level evidence.
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Provision / instrument map

Provision	Subject / control
S. 41	Central Advisory Council - official section title to be read from the current Act
S. 42	Central Advisory Council - official section title to be read from the current Act

Implementation and practical application

A business decision raises Central Advisory Council. The team should freeze the relevant chronology, identify every actor and legal relationship, map the current provision and delegated instrument, preserve system and communication evidence, quantify exposure, and choose cure, filing, response, settlement or litigation only after checking jurisdiction and limitation.

Control checklist

Classify facts and role; capture current source; map approvals and evidence; calculate threshold/time/exposure; implement system gate; preserve filing and delivery proof; verify forum and limitation.

Cross-law overlays

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Chapter VII - Appellate Tribunal

Control appeal, promoter pre-deposit, procedure, evidence, orders and High Court appeal.

Chapter in 2 Minutes

- Identify the legal trigger, responsible actor and evidence relevant to appellate tribunal.
- Read the Act with all effective Rules, regulations, notifications, directions, guidelines and forum procedure as at the event date.
- Separate substantive obligation, operational workflow, filing or reporting, enforcement consequence, remedy, appeal and limitation.
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- Apply connected company, contract, tax, accounting, data, competition, consumer, insolvency and sector-law overlays independently.

Provision / instrument map

Provision	Subject / control
S. 43	Establishment of Appellate Tribunal
S. 44	Application for settlement of disputes and appeals
S. 45	Appellate Tribunal - official section title to be read from the current Act
S. 46	Appellate Tribunal - official section title to be read from the current Act
S. 47	Appellate Tribunal - official section title to be read from the current Act
S. 48	Appellate Tribunal - official section title to be read from the current Act
S. 49	Appellate Tribunal - official section title to be read from the current Act
S. 50	Appellate Tribunal - official section title to be read from the current Act
S. 51	Appellate Tribunal - official section title to be read from the current Act
S. 52	Appellate Tribunal - official section title to be read from the current Act
S. 53	Appellate Tribunal - official section title to be read from the current Act
S. 54	Appellate Tribunal - official section title to be read from the current Act
S. 55	Appellate Tribunal - official section title to be read from the current Act
S. 56	Appellate Tribunal - official section title to be read from the current Act
S. 57	Appellate Tribunal - official section title to be read from the current Act
S. 58	Appeal to High Court

Implementation and practical application

A business decision raises appellate tribunal. The team should freeze the relevant chronology, identify every actor and legal relationship, map the current provision and delegated instrument, preserve system and communication evidence, quantify exposure, and choose cure, filing, response, settlement or litigation only after checking jurisdiction and limitation.

Control checklist

Classify facts and role; capture current source; map approvals and evidence; calculate threshold/time/exposure; implement system gate; preserve filing and delivery proof; verify forum and limitation.

Cross-law overlays

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Chapter VIII - Offences, Penalties and Adjudication

Calculate promoter, agent, allottee and company exposure and adjudicating-officer compensation.

Chapter in 2 Minutes

- Identify the legal trigger, responsible actor and evidence relevant to penalties and adjudication.
- Read the Act with all effective Rules, regulations, notifications, directions, guidelines and forum procedure as at the event date.
- Separate substantive obligation, operational workflow, filing or reporting, enforcement consequence, remedy, appeal and limitation.
- Maintain a reproducible source pack, decision memo, approval trail and transaction-level evidence.
- Apply connected company, contract, tax, accounting, data, competition, consumer, insolvency and sector-law overlays independently.

Provision / instrument map

Provision	Subject / control
S. 59	Punishment for non-registration
S. 60	Offences, penalties and adjudication - official section title to be read from the current Act
S. 61	Penalty for contravention of other provisions by promoter
S. 62	Offences, penalties and adjudication - official section title to be read from the current Act
S. 63	Penalty for failure to comply with Authority directions
S. 64	Offences, penalties and adjudication - official section title to be read from the current Act
S. 65	Offences, penalties and adjudication - official section title to be read from the current Act
S. 66	Offences, penalties and adjudication - official section title to be read from the current Act
S. 67	Offences, penalties and adjudication - official section title to be read from the current Act
S. 68	Offences, penalties and adjudication - official section title to be read from the current Act
S. 69	Offences, penalties and adjudication - official section title to be read from the current Act
S. 70	Offences, penalties and adjudication - official section title to be read from the current Act
S. 71	Power to adjudicate
S. 72	Offences, penalties and adjudication - official section title to be read from the current Act

Implementation and practical application

A business decision raises penalties and adjudication. The team should freeze the relevant chronology, identify every actor and legal relationship, map the current provision and delegated instrument, preserve system and communication evidence, quantify exposure, and choose cure, filing, response, settlement or litigation only after checking jurisdiction and limitation.

Control checklist

Classify facts and role; capture current source; map approvals and evidence; calculate threshold/time/exposure; implement system gate; preserve filing and delivery proof; verify forum and limitation.

Cross-law overlays

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Chapter IX - Finance, Accounts, Audit and Reports

Map grants, funds, accounts, audit and annual reporting.

Chapter in 2 Minutes

- Identify the legal trigger, responsible actor and evidence relevant to finance and reports.
- Read the Act with all effective Rules, regulations, notifications, directions, guidelines and forum procedure as at the event date.
- Separate substantive obligation, operational workflow, filing or reporting, enforcement consequence, remedy, appeal and limitation.
- Maintain a reproducible source pack, decision memo, approval trail and transaction-level evidence.
- Apply connected company, contract, tax, accounting, data, competition, consumer, insolvency and sector-law overlays independently.

Provision / instrument map

Provision	Subject / control
S. 73	Finance, accounts and reports - official section title to be read from the current Act
S. 74	Finance, accounts and reports - official section title to be read from the current Act
S. 75	Finance, accounts and reports - official section title to be read from the current Act
S. 76	Finance, accounts and reports - official section title to be read from the current Act
S. 77	Finance, accounts and reports - official section title to be read from the current Act
S. 78	Finance, accounts and reports - official section title to be read from the current Act

Implementation and practical application

A business decision raises finance and reports. The team should freeze the relevant chronology, identify every actor and legal relationship, map the current provision and delegated instrument, preserve system and communication evidence, quantify exposure, and choose cure, filing, response, settlement or litigation only after checking jurisdiction and limitation.

Control checklist

Classify facts and role; capture current source; map approvals and evidence; calculate threshold/time/exposure; implement system gate; preserve filing and delivery proof; verify forum and limitation.

Cross-law overlays

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Chapter X - Miscellaneous, Rules and Repeal

Map civil-court bar, cognizance, delegation, Rules/regulations, other laws, overriding effect and repeal.

Chapter in 2 Minutes

- Identify the legal trigger, responsible actor and evidence relevant to miscellaneous provisions.
- Read the Act with all effective Rules, regulations, notifications, directions, guidelines and forum procedure as at the event date.
- Separate substantive obligation, operational workflow, filing or reporting, enforcement consequence, remedy, appeal and limitation.
- Maintain a reproducible source pack, decision memo, approval trail and transaction-level evidence.
- Apply connected company, contract, tax, accounting, data, competition, consumer, insolvency and sector-law overlays independently.

Provision / instrument map

Provision	Subject / control
S. 79	Bar of jurisdiction
S. 80	Miscellaneous, rules and repeal - official section title to be read from the current Act
S. 81	Miscellaneous, rules and repeal - official section title to be read from the current Act
S. 82	Miscellaneous, rules and repeal - official section title to be read from the current Act
S. 83	Miscellaneous, rules and repeal - official section title to be read from the current Act
S. 84	Miscellaneous, rules and repeal - official section title to be read from the current Act
S. 85	Miscellaneous, rules and repeal - official section title to be read from the current Act
S. 86	Miscellaneous, rules and repeal - official section title to be read from the current Act
S. 87	Miscellaneous, rules and repeal - official section title to be read from the current Act
S. 88	Application of other laws not barred
S. 89	Act to have overriding effect
S. 90	Miscellaneous, rules and repeal - official section title to be read from the current Act
S. 91	Miscellaneous, rules and repeal - official section title to be read from the current Act
S. 92	Miscellaneous, rules and repeal - official section title to be read from the current Act

Implementation and practical application

A business decision raises miscellaneous provisions. The team should freeze the relevant chronology, identify every actor and legal relationship, map the current provision and delegated instrument, preserve system and communication evidence, quantify exposure, and choose cure, filing, response, settlement or litigation only after checking jurisdiction and limitation.

Control checklist

Classify facts and role; capture current source; map approvals and evidence; calculate threshold/time/exposure; implement system gate; preserve filing and delivery proof; verify forum and limitation.

Cross-law overlays

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RERA Commencement Notifications 2016 and 2017

Maintain section-level dates: institutional provisions from 2016 and core registration/enforcement provisions from 1 May 2017.

Chapter in 2 Minutes

- Identify the legal trigger, responsible actor and evidence relevant to commencement.
- Read the Act with all effective Rules, regulations, notifications, directions, guidelines and forum procedure as at the event date.
- Separate substantive obligation, operational workflow, filing or reporting, enforcement consequence, remedy, appeal and limitation.
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Provision / instrument map

Provision	Subject / control
Module	commencement

Implementation and practical application

A business decision raises commencement. The team should freeze the relevant chronology, identify every actor and legal relationship, map the current provision and delegated instrument, preserve system and communication evidence, quantify exposure, and choose cure, filing, response, settlement or litigation only after checking jurisdiction and limitation.

Control checklist

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Cross-law overlays

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Central/UT RERA General Rules and Forms

Map project/agent registration, complaint, appeal, fees and forms for covered UTs.

Chapter in 2 Minutes

- Identify the legal trigger, responsible actor and evidence relevant to UT Rules.
- Read the Act with all effective Rules, regulations, notifications, directions, guidelines and forum procedure as at the event date.
- Separate substantive obligation, operational workflow, filing or reporting, enforcement consequence, remedy, appeal and limitation.
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Provision / instrument map

Provision	Subject / control
Module	UT Rules

Implementation and practical application

A business decision raises UT Rules. The team should freeze the relevant chronology, identify every actor and legal relationship, map the current provision and delegated instrument, preserve system and communication evidence, quantify exposure, and choose cure, filing, response, settlement or litigation only after checking jurisdiction and limitation.

Control checklist

Classify facts and role; capture current source; map approvals and evidence; calculate threshold/time/exposure; implement system gate; preserve filing and delivery proof; verify forum and limitation.

Cross-law overlays

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Agreement for Sale Rules and Model Agreement

Control mandatory clauses, payment, possession, interest, force majeure and conveyance.

Chapter in 2 Minutes

- Identify the legal trigger, responsible actor and evidence relevant to agreement for sale.
- Read the Act with all effective Rules, regulations, notifications, directions, guidelines and forum procedure as at the event date.
- Separate substantive obligation, operational workflow, filing or reporting, enforcement consequence, remedy, appeal and limitation.
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Provision / instrument map

Provision	Subject / control
Module	agreement for sale

Implementation and practical application

A business decision raises agreement for sale. The team should freeze the relevant chronology, identify every actor and legal relationship, map the current provision and delegated instrument, preserve system and communication evidence, quantify exposure, and choose cure, filing, response, settlement or litigation only after checking jurisdiction and limitation.

Control checklist

Classify facts and role; capture current source; map approvals and evidence; calculate threshold/time/exposure; implement system gate; preserve filing and delivery proof; verify forum and limitation.

Cross-law overlays

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36-State/UT RERA Rules and Amendment Matrix

Verify project thresholds, forms, fees, interest, exemptions, extensions and authority procedure.

Chapter in 2 Minutes

- Identify the legal trigger, responsible actor and evidence relevant to State Rules.
- Read the Act with all effective Rules, regulations, notifications, directions, guidelines and forum procedure as at the event date.
- Separate substantive obligation, operational workflow, filing or reporting, enforcement consequence, remedy, appeal and limitation.
- Maintain a reproducible source pack, decision memo, approval trail and transaction-level evidence.
- Apply connected company, contract, tax, accounting, data, competition, consumer, insolvency and sector-law overlays independently.

Provision / instrument map

Provision	Subject / control
Module	State Rules

Implementation and practical application

A business decision raises State Rules. The team should freeze the relevant chronology, identify every actor and legal relationship, map the current provision and delegated instrument, preserve system and communication evidence, quantify exposure, and choose cure, filing, response, settlement or litigation only after checking jurisdiction and limitation.

Control checklist

Classify facts and role; capture current source; map approvals and evidence; calculate threshold/time/exposure; implement system gate; preserve filing and delivery proof; verify forum and limitation.

Cross-law overlays

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State RERA Authority Regulations and Circulars

Track portal updates, project bank account, quarterly returns, extension, completion and complaint procedure.

Chapter in 2 Minutes

- Identify the legal trigger, responsible actor and evidence relevant to Authority regulations.
- Read the Act with all effective Rules, regulations, notifications, directions, guidelines and forum procedure as at the event date.
- Separate substantive obligation, operational workflow, filing or reporting, enforcement consequence, remedy, appeal and limitation.
- Maintain a reproducible source pack, decision memo, approval trail and transaction-level evidence.
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Provision / instrument map

Provision	Subject / control
Module	Authority regulations

Implementation and practical application

A business decision raises Authority regulations. The team should freeze the relevant chronology, identify every actor and legal relationship, map the current provision and delegated instrument, preserve system and communication evidence, quantify exposure, and choose cure, filing, response, settlement or litigation only after checking jurisdiction and limitation.

Control checklist

Classify facts and role; capture current source; map approvals and evidence; calculate threshold/time/exposure; implement system gate; preserve filing and delivery proof; verify forum and limitation.

Cross-law overlays

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Project Separate Account and Engineer/Architect/CA Certification

Control 70 percent account deposits, withdrawals, percentage completion and annual audit.

Chapter in 2 Minutes

- Identify the legal trigger, responsible actor and evidence relevant to project account.
- Read the Act with all effective Rules, regulations, notifications, directions, guidelines and forum procedure as at the event date.
- Separate substantive obligation, operational workflow, filing or reporting, enforcement consequence, remedy, appeal and limitation.
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Provision / instrument map

Provision	Subject / control
Module	project account

Implementation and practical application

A business decision raises project account. The team should freeze the relevant chronology, identify every actor and legal relationship, map the current provision and delegated instrument, preserve system and communication evidence, quantify exposure, and choose cure, filing, response, settlement or litigation only after checking jurisdiction and limitation.

Control checklist

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State RERA Portal and Public Disclosure Matrix

Verify registration, quarterly updates, complaint filing, orders and public search.

Chapter in 2 Minutes

- Identify the legal trigger, responsible actor and evidence relevant to RERA portals.
- Read the Act with all effective Rules, regulations, notifications, directions, guidelines and forum procedure as at the event date.
- Separate substantive obligation, operational workflow, filing or reporting, enforcement consequence, remedy, appeal and limitation.
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Provision / instrument map

Provision	Subject / control
Module	RERA portals

Implementation and practical application

A business decision raises RERA portals. The team should freeze the relevant chronology, identify every actor and legal relationship, map the current provision and delegated instrument, preserve system and communication evidence, quantify exposure, and choose cure, filing, response, settlement or litigation only after checking jurisdiction and limitation.

Control checklist

Classify facts and role; capture current source; map approvals and evidence; calculate threshold/time/exposure; implement system gate; preserve filing and delivery proof; verify forum and limitation.

Cross-law overlays

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RERA Removal of Difficulties Orders and Amendments

Apply official corrections and difficulty orders to current Act text.

Chapter in 2 Minutes

- Identify the legal trigger, responsible actor and evidence relevant to removal of difficulties.
- Read the Act with all effective Rules, regulations, notifications, directions, guidelines and forum procedure as at the event date.
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Provision / instrument map

Provision	Subject / control
Module	removal of difficulties

Implementation and practical application

A business decision raises removal of difficulties. The team should freeze the relevant chronology, identify every actor and legal relationship, map the current provision and delegated instrument, preserve system and communication evidence, quantify exposure, and choose cure, filing, response, settlement or litigation only after checking jurisdiction and limitation.

Control checklist

Classify facts and role; capture current source; map approvals and evidence; calculate threshold/time/exposure; implement system gate; preserve filing and delivery proof; verify forum and limitation.

Cross-law overlays

Contract, company/LLP, tax/accounting, data/cyber, consumer, competition, MSMED, RERA, FEMA, IBC, sector law and evidence rules must be applied separately.

Legal-use note

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Project Applicability and Phase Classification

Professional real-estate regulatory master for project applicability and phase classification

Chapter in 2 Minutes

- Identify the legal trigger, responsible actor and evidence relevant to project applicability and phase classification.
- Read the Act with all effective Rules, regulations, notifications, directions, guidelines and forum procedure as at the event date.
- Separate substantive obligation, operational workflow, filing or reporting, enforcement consequence, remedy, appeal and limitation.
- Maintain a reproducible source pack, decision memo, approval trail and transaction-level evidence.
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Provision / instrument map

Provision	Subject / control
Module	project applicability and phase classification

Implementation and practical application

A business decision raises project applicability and phase classification. The team should freeze the relevant chronology, identify every actor and legal relationship, map the current provision and delegated instrument, preserve system and communication evidence, quantify exposure, and choose cure, filing, response, settlement or litigation only after checking jurisdiction and limitation.

Control checklist

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Cross-law overlays

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Project Registration Application

Professional real-estate regulatory master for project registration application

Chapter in 2 Minutes

- Identify the legal trigger, responsible actor and evidence relevant to project registration application.
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Provision / instrument map

Provision	Subject / control
Module	project registration application

Implementation and practical application

A business decision raises project registration application. The team should freeze the relevant chronology, identify every actor and legal relationship, map the current provision and delegated instrument, preserve system and communication evidence, quantify exposure, and choose cure, filing, response, settlement or litigation only after checking jurisdiction and limitation.

Control checklist

Classify facts and role; capture current source; map approvals and evidence; calculate threshold/time/exposure; implement system gate; preserve filing and delivery proof; verify forum and limitation.

Cross-law overlays

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Promoter Title and Encumbrance Due Diligence

Professional real-estate regulatory master for promoter title and encumbrance due diligence

Chapter in 2 Minutes

- Identify the legal trigger, responsible actor and evidence relevant to promoter title and encumbrance due diligence.
- Read the Act with all effective Rules, regulations, notifications, directions, guidelines and forum procedure as at the event date.
- Separate substantive obligation, operational workflow, filing or reporting, enforcement consequence, remedy, appeal and limitation.
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Provision / instrument map

Provision	Subject / control
Module	promoter title and encumbrance due diligence

Implementation and practical application

A business decision raises promoter title and encumbrance due diligence. The team should freeze the relevant chronology, identify every actor and legal relationship, map the current provision and delegated instrument, preserve system and communication evidence, quantify exposure, and choose cure, filing, response, settlement or litigation only after checking jurisdiction and limitation.

Control checklist

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Cross-law overlays

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Advertisement and Pre-launch Gate

Professional real-estate regulatory master for advertisement and pre-launch gate

Chapter in 2 Minutes

- Identify the legal trigger, responsible actor and evidence relevant to advertisement and pre-launch gate.
- Read the Act with all effective Rules, regulations, notifications, directions, guidelines and forum procedure as at the event date.
- Separate substantive obligation, operational workflow, filing or reporting, enforcement consequence, remedy, appeal and limitation.
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Provision / instrument map

Provision	Subject / control
Module	advertisement and pre-launch gate

Implementation and practical application

A business decision raises advertisement and pre-launch gate. The team should freeze the relevant chronology, identify every actor and legal relationship, map the current provision and delegated instrument, preserve system and communication evidence, quantify exposure, and choose cure, filing, response, settlement or litigation only after checking jurisdiction and limitation.

Control checklist

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Cross-law overlays

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Booking Form and Agreement for Sale

Professional real-estate regulatory master for booking form and agreement for sale

Chapter in 2 Minutes

- Identify the legal trigger, responsible actor and evidence relevant to booking form and agreement for sale.
- Read the Act with all effective Rules, regulations, notifications, directions, guidelines and forum procedure as at the event date.
- Separate substantive obligation, operational workflow, filing or reporting, enforcement consequence, remedy, appeal and limitation.
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Provision / instrument map

Provision	Subject / control
Module	booking form and agreement for sale

Implementation and practical application

A business decision raises booking form and agreement for sale. The team should freeze the relevant chronology, identify every actor and legal relationship, map the current provision and delegated instrument, preserve system and communication evidence, quantify exposure, and choose cure, filing, response, settlement or litigation only after checking jurisdiction and limitation.

Control checklist

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Separate Project Account Reconciliation

Professional real-estate regulatory master for separate project account reconciliation

Chapter in 2 Minutes

- Identify the legal trigger, responsible actor and evidence relevant to separate project account reconciliation.
- Read the Act with all effective Rules, regulations, notifications, directions, guidelines and forum procedure as at the event date.
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Provision / instrument map

Provision	Subject / control
Module	separate project account reconciliation

Implementation and practical application

A business decision raises separate project account reconciliation. The team should freeze the relevant chronology, identify every actor and legal relationship, map the current provision and delegated instrument, preserve system and communication evidence, quantify exposure, and choose cure, filing, response, settlement or litigation only after checking jurisdiction and limitation.

Control checklist

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Cross-law overlays

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Quarterly Portal Update Calendar

Professional real-estate regulatory master for quarterly portal update calendar

Chapter in 2 Minutes

- Identify the legal trigger, responsible actor and evidence relevant to quarterly portal update calendar.
- Read the Act with all effective Rules, regulations, notifications, directions, guidelines and forum procedure as at the event date.
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Provision / instrument map

Provision	Subject / control
Module	quarterly portal update calendar

Implementation and practical application

A business decision raises quarterly portal update calendar. The team should freeze the relevant chronology, identify every actor and legal relationship, map the current provision and delegated instrument, preserve system and communication evidence, quantify exposure, and choose cure, filing, response, settlement or litigation only after checking jurisdiction and limitation.

Control checklist

Classify facts and role; capture current source; map approvals and evidence; calculate threshold/time/exposure; implement system gate; preserve filing and delivery proof; verify forum and limitation.

Cross-law overlays

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Sanctioned Plan Change and Allottee Consent

Professional real-estate regulatory master for sanctioned plan change and allottee consent

Chapter in 2 Minutes

- Identify the legal trigger, responsible actor and evidence relevant to sanctioned plan change and allottee consent.
- Read the Act with all effective Rules, regulations, notifications, directions, guidelines and forum procedure as at the event date.
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Provision / instrument map

Provision	Subject / control
Module	sanctioned plan change and allottee consent

Implementation and practical application

A business decision raises sanctioned plan change and allottee consent. The team should freeze the relevant chronology, identify every actor and legal relationship, map the current provision and delegated instrument, preserve system and communication evidence, quantify exposure, and choose cure, filing, response, settlement or litigation only after checking jurisdiction and limitation.

Control checklist

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Cross-law overlays

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Project Transfer and Two-third Consent

Professional real-estate regulatory master for project transfer and two-third consent

Chapter in 2 Minutes

- Identify the legal trigger, responsible actor and evidence relevant to project transfer and two-third consent.
- Read the Act with all effective Rules, regulations, notifications, directions, guidelines and forum procedure as at the event date.
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Provision / instrument map

Provision	Subject / control
Module	project transfer and two-third consent

Implementation and practical application

A business decision raises project transfer and two-third consent. The team should freeze the relevant chronology, identify every actor and legal relationship, map the current provision and delegated instrument, preserve system and communication evidence, quantify exposure, and choose cure, filing, response, settlement or litigation only after checking jurisdiction and limitation.

Control checklist

Classify facts and role; capture current source; map approvals and evidence; calculate threshold/time/exposure; implement system gate; preserve filing and delivery proof; verify forum and limitation.

Cross-law overlays

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Extension Force Majeure and Revocation

Professional real-estate regulatory master for extension force majeure and revocation

Chapter in 2 Minutes

- Identify the legal trigger, responsible actor and evidence relevant to extension force majeure and revocation.
- Read the Act with all effective Rules, regulations, notifications, directions, guidelines and forum procedure as at the event date.
- Separate substantive obligation, operational workflow, filing or reporting, enforcement consequence, remedy, appeal and limitation.
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Provision / instrument map

Provision	Subject / control
Module	extension force majeure and revocation

Implementation and practical application

A business decision raises extension force majeure and revocation. The team should freeze the relevant chronology, identify every actor and legal relationship, map the current provision and delegated instrument, preserve system and communication evidence, quantify exposure, and choose cure, filing, response, settlement or litigation only after checking jurisdiction and limitation.

Control checklist

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Cross-law overlays

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Refund Interest and Compensation Calculator

Professional real-estate regulatory master for refund interest and compensation calculator

Chapter in 2 Minutes

- Identify the legal trigger, responsible actor and evidence relevant to refund interest and compensation calculator.
- Read the Act with all effective Rules, regulations, notifications, directions, guidelines and forum procedure as at the event date.
- Separate substantive obligation, operational workflow, filing or reporting, enforcement consequence, remedy, appeal and limitation.
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Provision / instrument map

Provision	Subject / control
Module	refund interest and compensation calculator

Implementation and practical application

A business decision raises refund interest and compensation calculator. The team should freeze the relevant chronology, identify every actor and legal relationship, map the current provision and delegated instrument, preserve system and communication evidence, quantify exposure, and choose cure, filing, response, settlement or litigation only after checking jurisdiction and limitation.

Control checklist

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Cross-law overlays

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Possession Conveyance and Association Handover

Professional real-estate regulatory master for possession conveyance and association handover

Chapter in 2 Minutes

- Identify the legal trigger, responsible actor and evidence relevant to possession conveyance and association handover.
- Read the Act with all effective Rules, regulations, notifications, directions, guidelines and forum procedure as at the event date.
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Provision / instrument map

Provision	Subject / control
Module	possession conveyance and association handover

Implementation and practical application

A business decision raises possession conveyance and association handover. The team should freeze the relevant chronology, identify every actor and legal relationship, map the current provision and delegated instrument, preserve system and communication evidence, quantify exposure, and choose cure, filing, response, settlement or litigation only after checking jurisdiction and limitation.

Control checklist

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Cross-law overlays

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Structural Defect and Five-year Liability

Professional real-estate regulatory master for structural defect and five-year liability

Chapter in 2 Minutes

- Identify the legal trigger, responsible actor and evidence relevant to structural defect and five-year liability.
- Read the Act with all effective Rules, regulations, notifications, directions, guidelines and forum procedure as at the event date.
- Separate substantive obligation, operational workflow, filing or reporting, enforcement consequence, remedy, appeal and limitation.
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Provision / instrument map

Provision	Subject / control
Module	structural defect and five-year liability

Implementation and practical application

A business decision raises structural defect and five-year liability. The team should freeze the relevant chronology, identify every actor and legal relationship, map the current provision and delegated instrument, preserve system and communication evidence, quantify exposure, and choose cure, filing, response, settlement or litigation only after checking jurisdiction and limitation.

Control checklist

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Cross-law overlays

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Real Estate Agent Registration and Conduct

Professional real-estate regulatory master for real estate agent registration and conduct

Chapter in 2 Minutes

- Identify the legal trigger, responsible actor and evidence relevant to real estate agent registration and conduct.
- Read the Act with all effective Rules, regulations, notifications, directions, guidelines and forum procedure as at the event date.
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Provision / instrument map

Provision	Subject / control
Module	real estate agent registration and conduct

Implementation and practical application

A business decision raises real estate agent registration and conduct. The team should freeze the relevant chronology, identify every actor and legal relationship, map the current provision and delegated instrument, preserve system and communication evidence, quantify exposure, and choose cure, filing, response, settlement or litigation only after checking jurisdiction and limitation.

Control checklist

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Cross-law overlays

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RERA Complaint and Interim Relief

Professional real-estate regulatory master for rera complaint and interim relief

Chapter in 2 Minutes

- Identify the legal trigger, responsible actor and evidence relevant to rera complaint and interim relief.
- Read the Act with all effective Rules, regulations, notifications, directions, guidelines and forum procedure as at the event date.
- Separate substantive obligation, operational workflow, filing or reporting, enforcement consequence, remedy, appeal and limitation.
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Provision / instrument map

Provision	Subject / control
Module	rera complaint and interim relief

Implementation and practical application

A business decision raises rera complaint and interim relief. The team should freeze the relevant chronology, identify every actor and legal relationship, map the current provision and delegated instrument, preserve system and communication evidence, quantify exposure, and choose cure, filing, response, settlement or litigation only after checking jurisdiction and limitation.

Control checklist

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Cross-law overlays

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Appellate Tribunal Pre-deposit and Appeal

Professional real-estate regulatory master for appellate tribunal pre-deposit and appeal

Chapter in 2 Minutes

- Identify the legal trigger, responsible actor and evidence relevant to appellate tribunal pre-deposit and appeal.
- Read the Act with all effective Rules, regulations, notifications, directions, guidelines and forum procedure as at the event date.
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Provision / instrument map

Provision	Subject / control
Module	appellate tribunal pre-deposit and appeal

Implementation and practical application

A business decision raises appellate tribunal pre-deposit and appeal. The team should freeze the relevant chronology, identify every actor and legal relationship, map the current provision and delegated instrument, preserve system and communication evidence, quantify exposure, and choose cure, filing, response, settlement or litigation only after checking jurisdiction and limitation.

Control checklist

Classify facts and role; capture current source; map approvals and evidence; calculate threshold/time/exposure; implement system gate; preserve filing and delivery proof; verify forum and limitation.

Cross-law overlays

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Consumer IBC and Arbitration Interface

Professional real-estate regulatory master for consumer ibc and arbitration interface

Chapter in 2 Minutes

- Identify the legal trigger, responsible actor and evidence relevant to consumer ibc and arbitration interface.
- Read the Act with all effective Rules, regulations, notifications, directions, guidelines and forum procedure as at the event date.
- Separate substantive obligation, operational workflow, filing or reporting, enforcement consequence, remedy, appeal and limitation.
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Provision / instrument map

Provision	Subject / control
Module	consumer ibc and arbitration interface

Implementation and practical application

A business decision raises consumer ibc and arbitration interface. The team should freeze the relevant chronology, identify every actor and legal relationship, map the current provision and delegated instrument, preserve system and communication evidence, quantify exposure, and choose cure, filing, response, settlement or litigation only after checking jurisdiction and limitation.

Control checklist

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Cross-law overlays

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Case-law Citator and State Circular Tracker

Professional real-estate regulatory master for case-law citator and state circular tracker

Chapter in 2 Minutes

- Identify the legal trigger, responsible actor and evidence relevant to case-law citator and state circular tracker.
- Read the Act with all effective Rules, regulations, notifications, directions, guidelines and forum procedure as at the event date.
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Provision / instrument map

Provision	Subject / control
Module	case-law citator and state circular tracker

Implementation and practical application

A business decision raises case-law citator and state circular tracker. The team should freeze the relevant chronology, identify every actor and legal relationship, map the current provision and delegated instrument, preserve system and communication evidence, quantify exposure, and choose cure, filing, response, settlement or litigation only after checking jurisdiction and limitation.

Control checklist

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