

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.
- 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. 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

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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