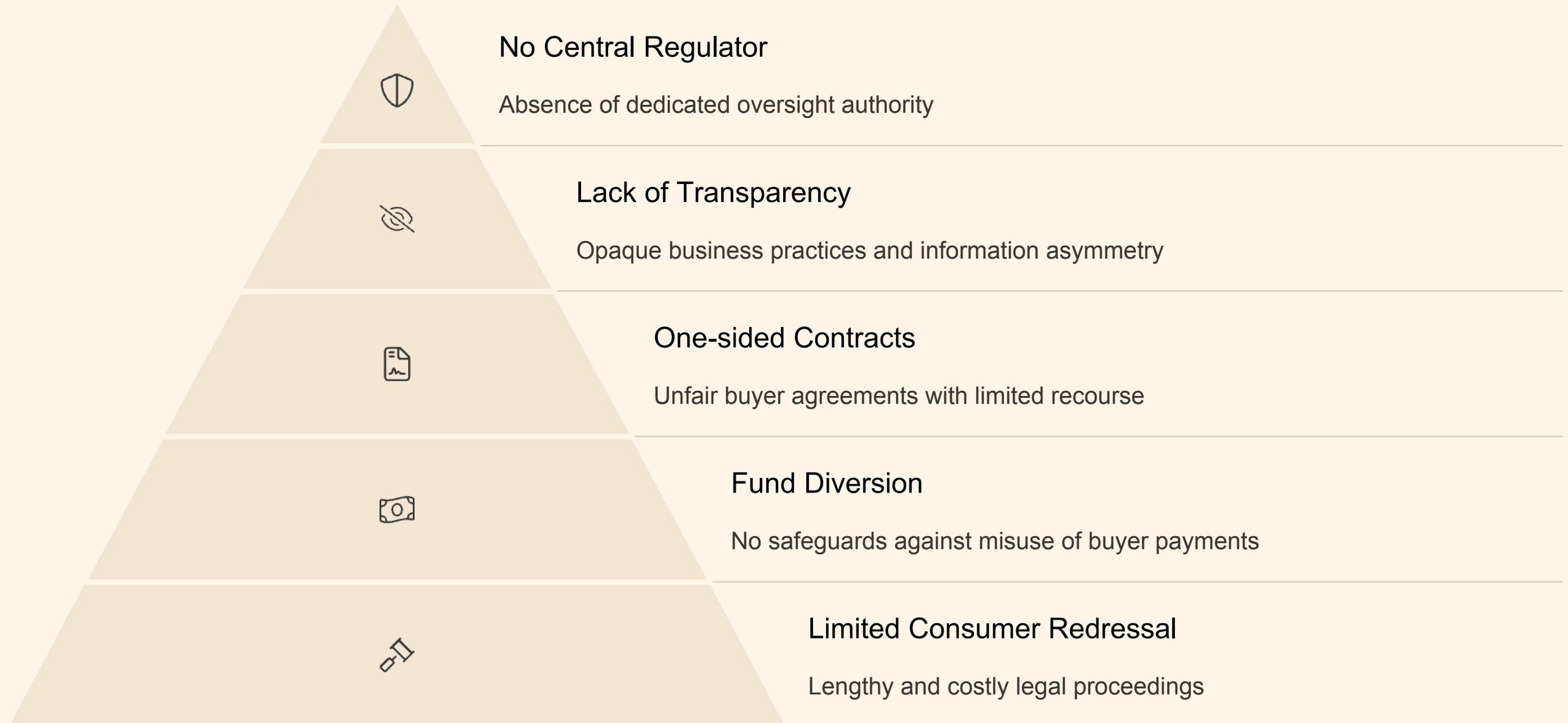


Navigating the Telangana RERA Landscape

Setting Up Practice of Real Estate Consultancy : Compliance, Advisory
and Evolving Frontiers



Regulatory Gaps Before RERA



RERA Compliance



A strong foundation in the Act and Rules supports transparent registration, financial integrity, and harmonized tax compliance — ultimately building a sector worthy of trust.

The Real Estate (Regulation and Development) Act, 2016

Transparency & Accountability

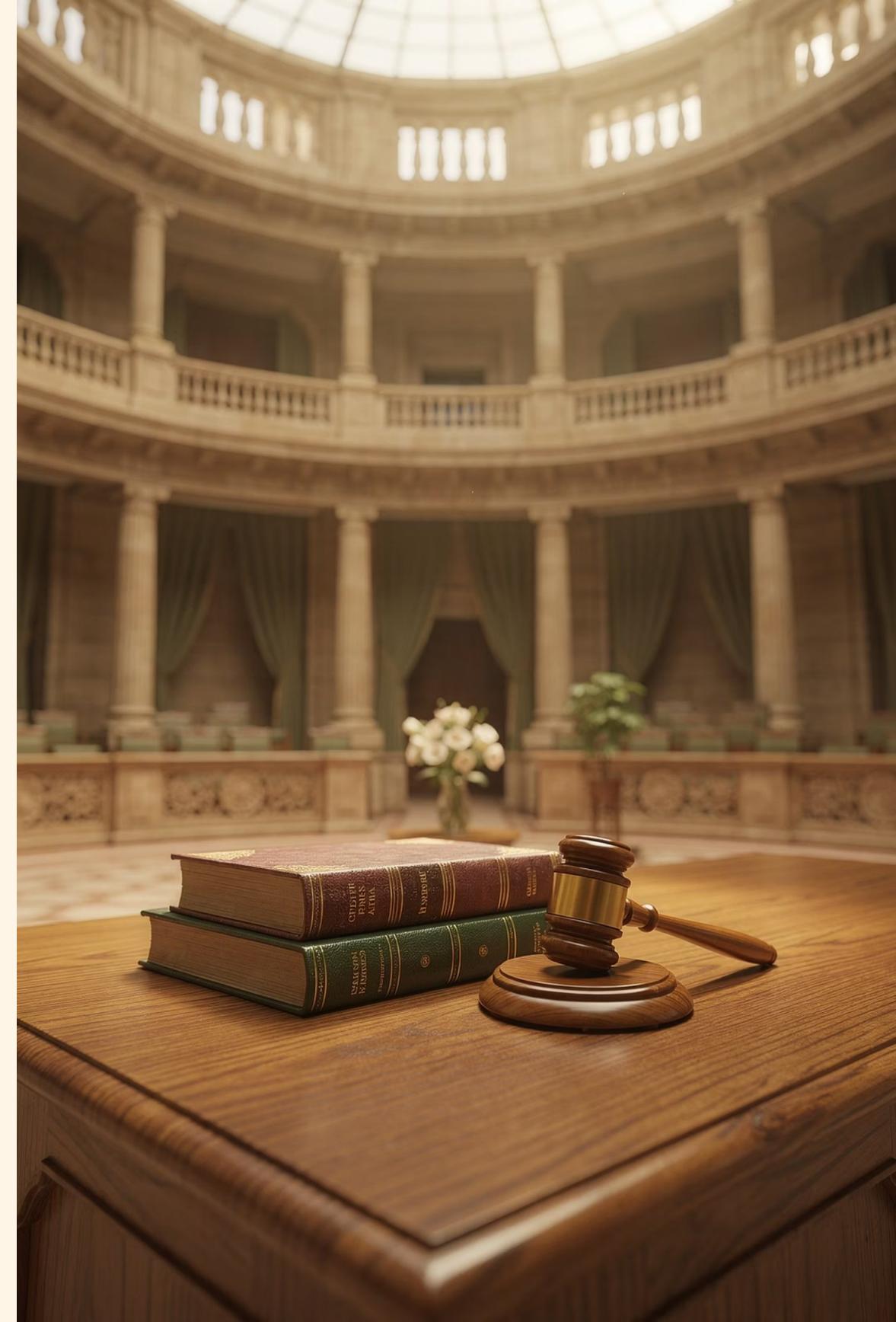
A landmark legislation designed to bring professionalism and structured governance to India's real estate sector.

Homebuyer Protection

Enacted to safeguard homebuyers' interests, ensure timely project delivery, and reduce fraudulent practices.

Regulatory Framework

Establishes a dedicated regulatory authority in each state to oversee registration, compliance, and dispute resolution.



RERA Implementation Status Report as on 16 March 2026

Sr. No.	State / UT		Urban Population (in Lakh)	Registration of Projects and Agents							
				Total No. of Project	Details of Residential Projects			Agents	Complaints		As On Date
					No. of Project	No. of Res. Unit	Carpet Area (Lakh Sq.ft)	(Nos.)	Cases Filed	Cases Disposed	
1	States	Andhra Pradesh	146.10	6,469	4,790	1,14,035	195.5	303	839	552	13-03-2026
2		Bihar	117.58	1,964	1,387	1,23,864	5,380.31	697	5,490	4,318	11-03-2026
3		Chhattisgarh	59.37	2,113	1,926	2,84,248	4,058.78	953	3,960	3,259	15-03-2026
4		Goa	9.07	1,519	1,414	42,444	251	690	543	460	13-03-2026
5		Gujarat	257.45	16,748	7,568	6,59,013	6,390	2,426	5,530	3,860	06-03-2026
6		Haryana	88.42	987	820	2,25,593	1,123.17	3,997	7,738	6,891	15-03-2026
7		Haryana-Gurugram	88.42	1,048	818	3,45,379	3,619	4,178	17,846	16,702	13-03-2026
8		Himachal Pradesh	6.89	266	259	14,862	410	159	154	144	19-12-2025
9		Jharkhand	79.33	1,755	1,536	80,882	1,400	21	552	412	06-03-2026
10		Karnataka	236.26	8,432	4,474	8,74,121	7,208	6,942	12,809	10,369	09-03-2026
11		Kerala	159.35	1,562	1,545	78,876	331.71	949	2,186	1,866	11-03-2026
12		Madhya Pradesh	200.48	6,060	5,596	8,92,520	12,229.4	2,463	10,155	5,802	14-12-2025
13		Maharashtra	508.18	53,394	50,679	47,44,687	1,13,974.16	54,589	33,727	27,501	06-03-2026
14		Odisha	70.04	1,435	1,217	97,278	742.06	352	5,564	4,620	13-03-2026
15		Punjab	103.99	1,899	1,306	2,05,271	1,996.2	3,953	5,844	3,917	28-01-2026
16		Rajasthan	170.48	4,561	3,827	5,96,494	6,443	12,979	7,011	5,155	13-01-2026
17		Tamil Nadu	349.17	31,912	0	0	0	3,486	Yet to provide	3,778	29-12-2025
18		Telangana	136.09	10,638	6,650	4,79,131	10,901	4,929	2,670	1,777	06-03-2026
19		Uttar Pradesh	444.95	4,111	3,464	11,74,443	16,602	7,023	60,021	52,047	07-02-2026
20		Uttarakhand	30.49	660	182	16,873	0	489	1,312	1,126	13-02-2026
21		West Bengal	290.93	167	0	0	0	118	61	51	01-12-2025
Sub Total (States)			3553.05	1,57,700	99,458	1,10,50,014	1,93,255.29	1,11,696	1,87,790	1,54,607	-

1	North East States	Arunachal Pradesh	3.17	0	0	0	0	0	0	0	15-06-2025
2		Assam	43.99	1,082	0	0	0	80	Yet to provide	228	01-09-2025
3		Manipur	8.34	0	0	0	0	0	0	0	15-06-2025
4		Meghalaya	5.95	0	0	0	0	0	0	0	15-06-2025
5		Mizoram	5.72	1	1	322	2	1	0	0	06-11-2025
6		Nagaland	5.71	0	0	0	0	0	0	0	15-06-2025
7		Sikkim	1.54	0	0	0	0	0	0	0	15-06-2025
8		Tripura	9.61	197	0	0	0	5	Yet to provide	31	14-10-2025
Sub Total (North East States)			84.03	1,280	1	322	2	86	259	259	-
1	Union Territories	A&N Island (UT)	1.43	3	0	0	0	28	0	0	09-07-2025
2		Chandigarh (UT)	10.26	3	3	0	0	20	Yet to provide	31	10-03-2026
3		Delhi (UT)	163.69	126	82	0	0	870	2,997	1,781	10-03-2026
4		Jammu & Kashmir	33.71	0	0	0	0	0	0	0	15-06-2025
5		Ladakh (UT)	0.62	0	0	0	0	0	0	0	15-06-2025
6		Lakshadweep (UT)	0.50	0	0	0	0	0	0	0	15-06-2025
7		Puducherry (UT)	8.53	460	5	287	7,640	8	Yet to provide	3	01-09-2025
8		UT of DNH & DD	3.43	258	244	13,336	461.25	4	10	9	06-03-2026
Sub Total (Union Territories)			222.19	850	334	13,623	8,101.25	930	3,041	1,824	-
Grand Total			3859.27	1,59,830	99,793	1,10,63,959	2,01,358.54	1,12,712	1,91,090	1,56,690	-

RERA Definition: Promoter (Section 2(zk))



Developer

Person who constructs or causes to be constructed an independent building or a building consisting of apartments for sale, whether directly or through agents



Landowner

Owner who transfers development rights to a developer in exchange for constructed area or revenue share, becoming liable as a promoter under the Act



Assignee

Person to whom a promoter transfers or assigns their rights and liabilities in a real estate project, making them equally responsible under the law



Development Authority

Local authority or body formed by government to develop land and construct buildings for sale, including planning authorities and improvement trusts



Co-operative Society

Group that constructs apartments for its members or other intended allottees, including housing boards



Converter

Person who converts an existing building or part thereof into apartments for sale, or one who develops a plot for sale



RERA Definition: **Allottee**



Apartment Buyer

Person who purchases an apartment for residential or commercial purposes in a real estate project



Plot Purchaser

Person who buys a plot for construction in a development project registered under RERA



Subsequent Buyer

Person who acquires property through sale, transfer or otherwise, including property purchased through auction

Section 2(d) of RERA defines an '**allottee**' as the person to whom a **plot, apartment, or building** has been **allotted, sold, or transferred**. This definition covers all types of buyers, whether individuals, companies, or associations, ensuring **comprehensive protection for anyone investing in real estate**.

RERA Definition: **Real Estate Project**

Scope and Coverage

Section 2(zn) of RERA defines a '**real estate project**' as the **development of a building** or a **building with apartments**, **conversion** of an existing building (or part thereof) **into apartments**, or the **development of land into plots** or **apartments** - when **the purpose is to sell all or some of these units**.

This comprehensive definition encompasses common areas, amenities, and facilities that form an integral part of the project. It ensures that all developments intended for sale come under regulatory supervision, regardless of their purpose or usage type.

Note: The introduction of Real Estate Projects under RERA marks a pivotal shift in India's regulatory landscape, introducing unprecedented transparency and accountability to the sector. Through its inclusive definition and strategic exemptions for smaller projects, RERA balances comprehensive coverage with practical implementation. Registration provides buyers with verified information about project legality, necessary approvals, and realistic timelines - fundamentally transforming the real estate market into a more secure investment environment.

Projects must register with RERA when the development area exceeds 500 square meters or when more than 8 apartments are proposed (including all phases). This threshold creates an effective regulatory framework that doesn't burden smaller developments while ensuring oversight of significant projects.

RERA Definition: **Carpet Area**



Technical Definition

Section 2(k) defines '**carpet area**' as the **net usable floor area, excluding external walls and balconies but including internal partition walls.**



Historical Context

Before RERA, developers sold properties based on super built-up area, including common spaces and walls, creating confusion about actual usable space.



Consumer Impact

Standardizing carpet area as the sole measurement metric creates transparency and enables accurate property comparisons, resolving a major consumer grievance.

RERA Definition: **Separate Bank Account**



Separate Bank Account

Dedicated bank account for a specific project



70% Reservation

Majority of buyer funds must be deposited here



Restricted Withdrawals

Funds used only for designated project costs



Certified Withdrawals

Requires Architect, Engineer and CA certification

Section 4(2)(l)(D) mandates that 70% of the amounts realized from allottees must be deposited in a separate account to cover land and construction costs. This provision prevents fund diversion and ensures project completion, addressing one of the most significant pre-RERA problems.

RERA Definition: **Apartment**

Section 2(e) of RERA broadly defines an '**apartment**' as any separate **unit in a building** with **independent entrance and usage**. This comprehensive approach extends regulatory protection across India's diverse property market.



Residential Units

Traditional flats and apartments with independent access fall under RERA, regardless of whether they're freehold or leasehold properties.

- Applies to both side-by-side and vertically stacked layouts
- Includes row houses and modern apartment complexes

Commercial Spaces

Office complexes with multiple independent units require full RERA compliance, extending protection to commercial investors.

- Independent offices with separate entrances
- Must adhere to the same disclosure standards

Retail Establishments

Shops and retail spaces with independent access points are covered, addressing previous regulatory gaps in commercial developments.

- Retail spaces in malls and shopping complexes
- Ground floor shops in residential buildings

Mixed-Use Developments

Before RERA, definitions varied across states, creating confusion. Now, mixed-use projects cannot selectively apply RERA to only certain components.

- Residential towers with commercial spaces
- Entire development falls under RERA's purview

For chartered accountants and real estate professionals, understanding this inclusive definition is crucial when advising clients on compliance matters. The definition's scope means stakeholders across all property types can rely on RERA's protective framework to safeguard their interests and investments.

Technical Definition: Parking Types

Garage Parking

As per Section 2(y) of RERA, a "garage" means an enclosed space covered from all sides with a roof

- Complete weather protection (rain, sun, snow)
- May include lockable doors for security
- Often directly accessible from main building
- Counted as part of built-up area under RERA

Covered Parking

Semi-enclosed structure with roof but limited or no walls

- Partial weather protection (primarily overhead)
- Supporting columns but typically open sides
- May use tensile structures or permanent roofing
- Not included in apartment area calculations

Open Parking

Designated outdoor space with no structural covering

- No weather protection elements
- Demarcated by paint, tiles, or surface treatments
- Often arranged in grid patterns for efficiency
- Must meet minimum dimensional requirements

Under RERA regulations, developers must clearly specify the type of parking allocated to each unit in the agreement for sale. Section 2(y) specifically defines a "garage" to differentiate it from other parking types. The technical distinction between these parking types affects property valuation, maintenance responsibilities, and the calculation of common area maintenance charges.

Note: RERA mandates that the Agreement for Sale must contain clearly demarcated parking area details with specific dimensions for each unit. This disclosure ensures transparency and prevents post-purchase disputes regarding parking rights and allocation, allowing allottees to make fully informed decisions before property acquisition.

Development Work under RERA

Section 2(t) of RERA Act defines "development works" with specific technical categorizations to ensure comprehensive regulation:



Development Work

As per Section 2(t) of RERA, this encompasses the carrying out of construction of buildings, engineering, mining or other operations in, on, over or under land or making any material change in any building, land or in the use of any building or land, including the subdivision of land. This covers both external and internal development for creating a complete, habitable property.



External Development Work

Section 2(w) specifically defines this as development work conducted by the local authority or promoter outside the project boundaries but essential for project function, including roads, water supply, sewerage, drainage systems, electricity supply transformers and lines, and other utilities connecting the project to municipal infrastructure.



Internal Development Work

Under Section 2(zb), this refers to development work executed within the project boundaries, including building construction, internal roads, water supply installations, sewage and drainage systems, landscaping, recreational amenities, and other facilities as specified in the sanctioned plans, layout plans and specifications of the project.

These technical classifications establish clear boundaries of responsibility and ensure that promoters provide detailed disclosures regarding development work status, specifications, and completion timelines as mandated under Section 4(2) and Section 11 of the RERA Act.

Commencement Certificate, Occupancy Certificate and Completion Certificate

Commencement Certificate

A written approval issued by the Planning Authority that allows the developer to begin construction of a real estate project after verifying compliance with approved plans and regulations.

It certifies that the proposed development conforms to local building codes, zoning regulations, and other legal requirements before any construction can start.

Occupancy Certificate

A document issued by the local municipal authority or planning authority certifying that the constructed building is fit for occupation and habitation.

It confirms that the building has been constructed according to the approved plans and complies with health, safety, and building standards required for human occupancy.

Completion Certificate

A document issued by the competent authority upon completion of the entire project, certifying that the construction has been completed as per the approved plans and specifications.

It serves as final proof that all aspects of development, including common areas and facilities, have been completed according to sanctioned plans and building regulations.

As per RERA regulations, promoters must obtain and prominently display the Commencement Certificate before advertising or selling any units. Section 11(1) of RERA mandates that the Occupancy Certificate and Completion Certificate must be obtained by the promoter prior to transferring or assigning his majority rights and liabilities to a third party. Furthermore, Section 17(1) requires promoters to execute a registered conveyance deed in favor of allottees only after obtaining the Completion Certificate or Occupancy Certificate.

Technical definition as per RERA: Commencement Certificate is defined in Section 2(m) of RERA as the certificate issued by the competent authority to allow or permit the promoter to begin development works on an immovable property. Completion Certificate, as referenced in Section 2(q) and Section 11(4)(b) of RERA, is the certificate issued by the competent authority certifying that the real estate project has been developed according to the sanctioned plans, layout plans and specifications.

Planning Area and Sanctioned Plan

Under RERA, a **Planning Area** refers to a geographical region designated for development according to a local development plan. This defines the scope and boundaries within which real estate projects must be planned and executed.

A **Sanctioned Plan** is the officially approved set of drawings and specifications for a real estate project authorized by the competent authority. Promoters must strictly adhere to these plans during construction and cannot deviate without proper approvals.

RERA mandates that developers provide copies of sanctioned plans to allottees at the time of booking and display them prominently at project sites. Any alterations to sanctioned plans require written consent from two-thirds of allottees.

Technical definition as per RERA: Section 2(zh) defines "Sanctioned Plan" as the site plan, building plan, service plan, parking and circulation plan, landscape plan, layout plan, zoning plan and other plans approved by the competent authority. Planning Area is referenced in Section 2(zc) of RERA in relation to the planning area designated under applicable urban development or planning laws.

RERA Definition: Agreement for Sale

1

Legal Contract

Standardized document governing the buyer-seller relationship



Delivery Timeline

Must specify exact date of possession with no ambiguity



Payment Schedule

Clear structure linked to construction milestones



Specifications

Detailed material and construction quality parameters

Under Section 2(c), the 'agreement for sale' must follow a standardized format prescribed by state rules. This eliminates one-sided contracts and ensures that buyers have clear understanding of what they are purchasing, when they will receive it, and what their rights are in case of default.



RERA Definition: Interest Rate

SBI MCLR+2% **Equal%** **18%**

Standard Rate Formula

Prescribed rate in most state RERA regulations

Reciprocal Application

Same rate for promoter and allottee defaults

Maximum Ceiling

Highest permissible rate in certain states

As per Section 2(za) of RERA, "interest" means the rates of interest payable by the promoter or the allottee, as the case may be.

The explanation within this clause specifically states: (i) the rate of interest chargeable from the allottee by the promoter, in case of default, shall be equal to the rate of interest which the promoter would be liable to pay the allottee in case of default. This legal parity ensures fairness in compensation calculations for cases of delayed possession or payment defaults.

The Act itself does not specify a fixed rate but leaves it to be prescribed by the appropriate Government through rules. Most state RERA authorities typically set this rate at State Bank of India's Marginal Cost of funds-based Lending Rate (MCLR) plus 2%.

Telangana State RERA Rules, 2017

Key Details

Notification Date: July 31, 2017

Empowering Provision: Section 84 of the RERA Act, 2016

Authority: Government of Telangana

Purpose & Scope

These state-specific rules govern the full implementation of the central RERA Act within Telangana. They define timelines, fees, formats, and procedures tailored to the state's real estate landscape, ensuring that all promoters, agents, and allottees operate within a clear, enforceable framework.

Applicability: Which Projects Fall Under Telangana RERA?

Applicable to all Real Estate Projects whose **building permissions were approved on or after January 1, 2017**, by any of the following Competent Authorities:

UDAs

Urban Development Authorities

DTCP

Town & Country Planning Departments

Municipal Bodies

Corporations, Municipalities & Nagar Panchayats

TSIIC

Telangana State Industrial & Infrastructure Corporation

Key Definitions Under Telangana RERA Rules

1

The Act

The Real Estate (Regulation and Development) Act, 2016 — the parent legislation.

2

Association of Allottees

The collective body formed by allottees of a registered project to represent common interests.

1

Saleable Area

Carpet Area + exclusive veranda/balcony/terrace + proportionate share of common areas.

2

Land Cost

Includes acquisition costs, lease charges, interest, overheads, marketing, legal, and supervision costs.



The Economic Engine Real Estate's Contribution to GDP

Real Estate's GDP Contribution: A National Perspective

7.3%

GDP Share

Real estate & construction contribute ~7.3% to India's GDP
(FY2023)

2nd

Largest Employer

Second largest employment generator after agriculture

The Multiplier Effect

Every rupee invested in real estate generates demand across **250+ ancillary industries** — cement, steel, logistics, interior design, and financial services. The sector is projected to reach **\$1 trillion by 2030**, contributing 13% of GDP, making it a cornerstone of India's economic ambition.

Telangana's Real Estate Powerhouse



Hyderabad: The Growth Engine

Telangana — led by Hyderabad — ranks among India's **top 3 real estate markets**. The state attracted over **₹1.5 lakh crore** in real estate investments, driven by its booming IT/ITeS sector, pharma hubs, and large-scale infrastructure projects.

- Hyderabad ranks **#1** in affordable housing launches nationally
- Over **60,000+** residential units launched annually
- Commercial office absorption exceeds **15 million sq. ft.** per year



Tracking Progress

Registration &
Compliance in
Telangana

Telangana RERA: The Registration Hub

The **Telangana Real Estate Regulatory Authority (TGRERA)** maintains a transparent online platform at rera.telangana.gov.in for project registration, public access, and compliance monitoring.

10,638

Registered Projects

Total projects registered with TGRERA
as of latest available data

4,929

Registered Agents

Total real estate agents registered with
TGRERA

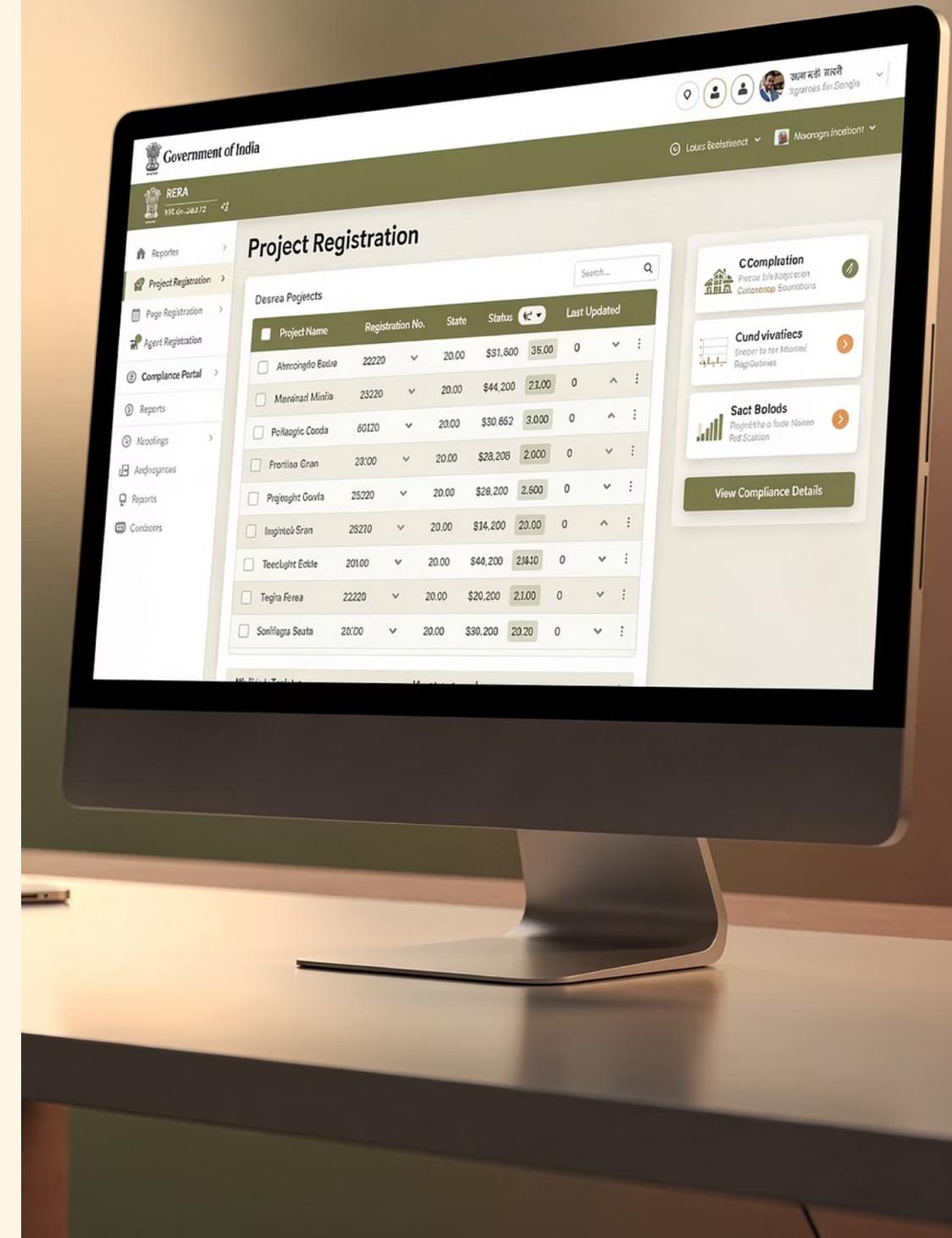
2017

Operational Since

TGRERA has been actively regulating
since July 31, 2017

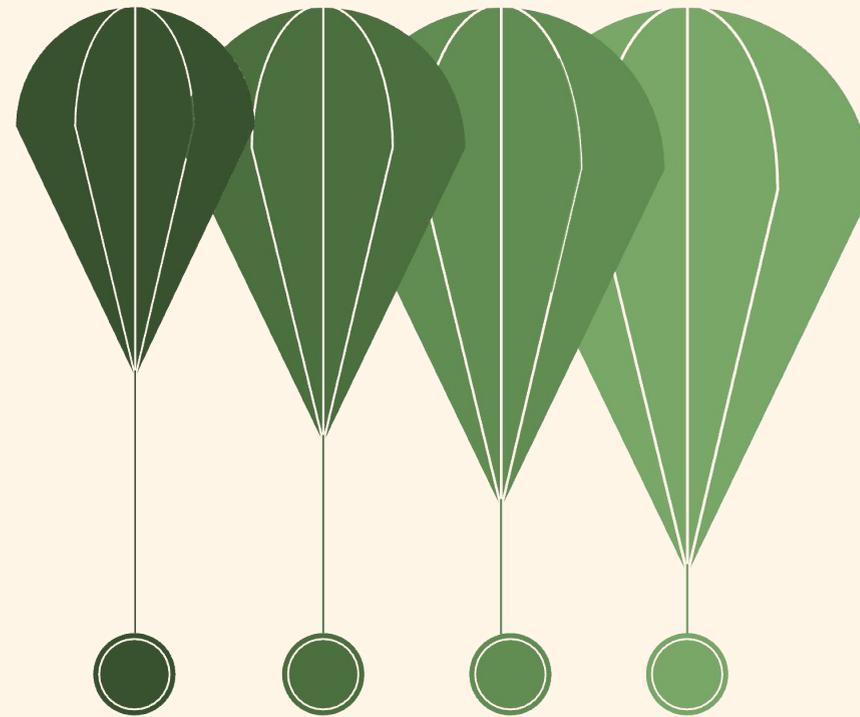
TGRERA Online Portal

The TGRERA portal — rera.telangana.gov.in — serves as a one-stop platform for project registrations, agent listings, complaint filings, and public disclosures, ensuring full transparency for all stakeholders.



Mandatory Quarterly Reporting

-  15 Jul — Q1 Report
-  15 Oct — Q2 Report
-  15 Jan — Q3 Report
-  15 Apr — Q4 Report



Section 11(1) — RERA Act

Promoters are legally mandated to upload **Quarterly Progress Reports (QPRs)** on the TGRERA portal. Reports must cover physical construction progress and financial updates.

Non-Compliance Warning:

Failure to submit QPRs on time may result in penalties and regulatory action under the RE(R&D) Act, 2016.

OBLIGATIONS OF PROMOTERS :

Sec - 3

- Register the project with the authority before offer to sell.

Sec - 4

- Upload 5 yrs track record and project details on website.

Sec - 4

- Deposit 70% of buyers in a separate scheduled bank account , to be used for land cost and construction after certified by Architect, Engineer and Chartered Accountants. & Audit.

Sec - 11

- Disclose all the details of the project to customer

OBLIGATIONS OF PROMOTERS :

Sec -11

- Form the Society on booking majority flats

Sec -12

- Liable for damages for any misinformation in Advt.

Sec -13

- Register the agreement before receiving more than 10%.

Sec - 14

- Adhere to approved plans & project specifications
Promoter is liable for 5 years defect liability.

OBLIGATIONS OF PROMOTERS :

Sec - 15

- NOC from 2/3rd and Authority to create third party interest

Sec - 16

- Take insurance of Title and building

Sec - 17

- Transfer the title within 3 months of OC

Sec - 18

- Refund , compensation and interest on default



Navigating Challenges Ensuring Justice Under RERA

Recalling Ex Parte Orders & Restoring Complaints

Application Details

Fee: ₹5,000/- payable to "TG RERA Funds"

Mode: Written application to the Authority

Note: No application entertained if an appeal has already been preferred before the Appellate Tribunal

Valid Grounds for Application

- Notice of hearing was not duly served on the applicant
- Applicant had no prior knowledge of the scheduled hearing date
- Applicant was prevented by sufficient cause from appearing on the date fixed

The structured framework ensures procedural fairness without encouraging frivolous applications.

Procedural Fairness in TGRERA Proceedings

TGRERA's structured grievance redressal mechanism ensures that no party is disadvantaged by procedural lapses — balancing swift justice with natural principles of fair hearing.



Public Notices and Regulatory Alerts



1

Mandatory QPR Notices

TGRERA periodically issues directives reminding promoters of quarterly reporting obligations and impending deadlines.

2

Action Against Defaulters

Notices are publicly issued against specific non-compliant projects — e.g., Sahithi Infratech Ventures — ensuring public accountability.

3

Advertisement Guidelines

Strict guidelines govern how promoters may advertise projects — only registered RERA projects with valid registration numbers may be publicly marketed.

MOU with NALSAR University of Law



A Landmark Collaboration

Signed on **July 5th, 2024**, the MOU between TGRERA and NALSAR University of Law marks a significant step toward building institutional capacity in real estate law and regulation.

- Joint research on real estate regulatory issues
- Training programs for RERA officials and practitioners
- Capacity building for legal awareness among stakeholders
- Academic study of dispute resolution under RERA



Thank You

We hope this presentation has provided valuable insights into Telangana RERA, its implications for real estate, and the growing opportunities for Chartered Accountants in this dynamic space.

Questions & Discussion Welcome — Let's explore how CAs can shape the future of compliant real estate in Telangana.

Contact Information

Presenter

C.A Kunal A Mody

Contact

+91-9921825261

kunalmody52@gmail.com

References: rera.telangana.gov.in | ICAI Publications | RERA Act, 2016 | CBIC GST Notifications