

Real Estate Building Operations Manual

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Real Estate Procedures Manual Template

Julia Schneider

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Thyagaraj The noteworthy features of the book are as follows Content and Structure The book is divided into multiple chapters that cover crucial areas such as o Registration o Certification o Quarterly Updates o Annual Audits o Other Compliances under RERA Practical Tools It includes practical tools like o Standard Operating Procedures SOPs o Frequently Asked Questions FAQs o Judicial Rulings Dynamic and Adaptable Content Recognising the evolving nature of legal and regulatory frameworks this book includes various legal aspects formats drafts and specimens as ready references which practitioners can adapt based on specific circumstances Legal and Peripheral Subjects Beyond the core RERA provisions the manual also addresses related legal areas such as Income Tax GST Insolvency and Bankruptcy consumer protection FEMA etc This broad scope will enhance the practitioner's understanding of real estate sector dynamics Practical Application Various formats drafts and specimen documents are included to serve as ready references for practitioners who need to adapt their approaches based on specific circumstances and the relief sought Inspiration from Other Regions Drawing inspiration from Maharashtra's RERA implementation the authors have included comparative analyses and references to broaden understanding and offer a more nuanced view of real estate regulation and development The detailed contents of the book are as follows General Overview and Legal Framework o This section introduces the Real Estate Regulation and Development Act 2016 offering a deep dive into its inception development and implementation specific to Karnataka o It analyses the objectives of RERA the deficiencies it aims to address in the real estate sector and the structural setup of the regulatory authorities including the Real Estate Regulatory Authority and the Real Estate Appellate Tribunal o It provides detailed insights into the powers roles and functions of the Central Advisory Council From the Promoter's Perspective of The book examines the role of promoters under RERA detailing their responsibilities and the legal prerequisites for the registration of real estate projects o It covers the entire registration process the required documents financial planning strategies and operational procedures including account management as per RERA mandates o Furthermore it addresses the nuances of project transfer modifications extensions and the implications of external factors like the COVID 19 pandemic on project execution Real Estate Agents Compliance and Operations o Focusing on real estate agents this part outlines the registration process their responsibilities and the impact of RERA on their business practices o It includes an overview of changes in the business landscape compliance requirements concerning anti money laundering and counter terrorism financing guidelines Allottees and Associations Rights and Responsibilities o This section discusses the rights and duties of allottees detailing procedures for the revocation of project registration and methods for reviving stalled projects o It also discusses financial instruments such as SWAMIH Funds aimed at aiding real estate investments and operational details regarding the associations of allottees Professional Insights for CAs Advocates Engineers Architects o This section comprehensively covers the roles and responsibilities of professionals such as chartered accountants advocates engineers and architects under RERA o This includes specific documentation processes quality assurance defect liabilities and auditing

practices as mandated by KRERA Dispute Resolution Mechanisms o This section explains the procedures for handling complaints filing appeals and conducting second appeals including executing orders under RERA and the Code of Civil Procedure 1908 o This part provides insights into the judicial processes of enforcing and challenging regulatory decisions Tax Implications for Real Estate Transactions o This section analyses the income tax and GST implications for real estate transactions providing clarity on financial obligations and tax planning for stakeholders within the real estate sector Allied Legal Frameworks o This section thoroughly explains other significant legal frameworks intersecting with RERA such as the MRTP DCPR IBC and consumer protection laws o It also reviews landmark judgments and discusses the strategic importance of these laws in real estate practices Miscellaneous Legal Considerations o This part assesses the constitutional validity of RERA analysing various judgments and their implications for the real estate sector Regulatory Documents and Guidelines o This section provides a detailed presentation of the Real Estate Act rules and regulations as they apply within Karnataka including administrative orders and specific banking directions relevant to real estate transactions Circulars and Notifications from KRERA o This section is a compilation of circulars and notifications issued by the Karnataka Real Estate Regulatory Authority ensuring readers are up to date with the latest regulatory communications

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