

RERA User Manual Guide

Version 1.0

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Introduction

This document defines the overall requirement for RERA project. Under RERA Act, it is stipulated that all Regulatory Authorities would have their dedicated website. This Act makes it mandatory for all residential and commercial real estate projects to register with the Real Estate Regulatory Authority for launching a project, in order to provide greater transparency in project-marketing and execution.

Purpose

The system Requirements Specification document lists the entire essential requirements for RERA project. The Software Requirements Specification shall fully describe the external behavior of the application or the subsystems identified. It also describes nonfunctional requirements, design constraints and other factors necessary to provide a complete and comprehensive description of the requirements for the software.

The main objective is to have a system in place which would assist the Real Estate Regulatory Authority for regulation and promotion of the real estate sector and to ensure sale of plot, apartment or building, as the case may be, or sale of real estate project, in an efficient and transparent manner and to protect the interest of consumers in the real estate sector and to establish an adjudicating mechanism for speedy dispute redressal and also to establish the Appellate Tribunal to hear appeals from the decisions, directions or orders of the Real Estate Regulatory Authority and the adjudicating officer and for matters connected therewith or incidental there to.

Product Features

User visits the web portal using RERA URL link. There are 7 user types who will access the application based on roles and accessibility control. Following are the user roles.

- System Administrator
- Operator
- Promoter
- RERA Authority
- Agent
- Anonymous User

RERA Home Page:

This home page contains the following links:




उत्तराखण्ड भूसंपदा नियामक प्राधिकरण
UTTARAKHAND REAL ESTATE REGULATORY AUTHORITY


About Us | Acts & Rules | FAQ | Order/Notice | Registered | Defaulters | Login




WHAT'S NEW Real Estate Act, 2016 aims to infuse accountability & transparency in the real estate sector.



**PROJECT
REGISTRATION**
*Promoters/Developers
may click here to
register their project.*



**AGENT
REGISTRATION**
*Agents
may click here to
register for project*



**COMPLAINT
REGISTRATION**
*Users
may click here to
register their complaints*

RTI Links | Real Estate Regulatory Authority
Baleey Gandhi Complex Near Tehsil Dispensary Road, Dehradun - 248001 (Uttarakhand) INDIA

Visitor No. 0000952
Copyright © 2017 Uttarakhand RERA. All rights reserved

❖ Menu

- About Us
 - What is Rera
 - Organisational structure
 - Function and Service
 - Contact us

Here user can contact to RERA, like address, phone number, email_id.
User can also view the location of RERA on google map.
 - Bank details

- Act and Rules
 - Real state Act 2016
 - General Rera Rule
 - Agreement of sale
- FAQ
- Order /Notice
- Registered
 - List of Agents
When user click on this will display the list of registered users.
 - List of Projects
When user click on this will display the list of registered projects.
- Defaulters
 - List of Agents
When user click on this will display the list of defaulter Agents
 - List of Projects
When User click on this will display the list of defaulter/backlisted Project
- Login
 - Login as Authority
From this are operator and Rera authority will able to login into the website
 - Login as Agent/Promoter
From this registered user can login and can view the information.

Agent Registration

Click the below link for agent registration

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WHAT'S NEW
Real Estate Act, 2016 aims to infuse accountability & transparency in the real estate sector.

Search project name, Builder or Agent

PROJECT REGISTRATION
Promoters/Developers may click here to register their project

AGENT REGISTRATION
Agents may click here to register for project

COMPLAINT REGISTRATION
Users may click here to register their complaints

RTI Links | Real Estate Regulatory Authority
B-10, Gurgaon Complex, Near T-10, D-10, Sector 10, Gurgaon, Haryana-122001 (Uttarakhand RERA)
Visitor No. 0000952
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- Registration Form: After click on the link user will have to choose **Agent Type** like below, and enter the business email id and phone number and then click on **Next** button.

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UTTARAKHAND REAL ESTATE REGULATORY AUTHORITY

Home / Real Estate Project Registration

Registration Form

1. The requisite particulars are as under:-

1.1 Promoter Type
☐ Individual ☒ Societies / Company/Partnership firm /competent authority / Limited Liability Partnership/ Trust

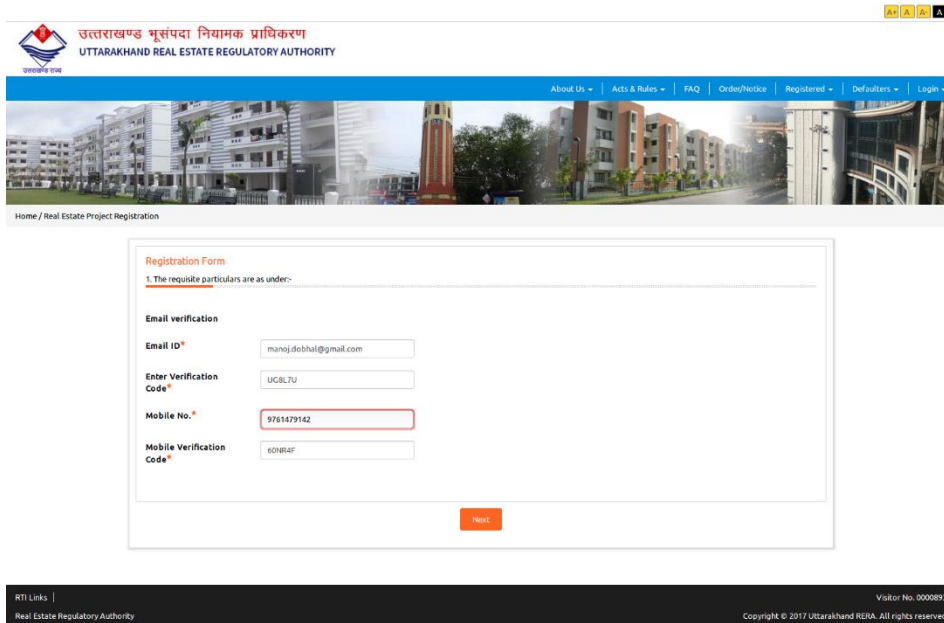
Business Email ID
manoj.dobhal@gmail.com

Mobile No.*
9761679142

Next

RTI Links | Real Estate Regulatory Authority
Visitor No. 0000893
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When user click on **Next** button the following page is displayed where user have to enter the OTP provided in email and entered mobile number.



The screenshot displays the website of the Uttarakhand Real Estate Regulatory Authority (URERA). The header includes the URERA logo and name in Hindi and English, along with navigation links: About Us, Acts & Rules, FAQ, Order/Notice, Registered, Defaulters, and Login. A banner image of a modern apartment complex is shown below the header. The main content area features a 'Registration Form' with the following fields:

- Email ID:** manoj.dobhal@gmail.com
- Enter Verification Code:** UGBL7U
- Mobile No.:** 9761479142
- Mobile Verification Code:** 60NR4F

A 'Next' button is located at the bottom of the form. The footer contains 'RTI Links', 'Real Estate Regulatory Authority', 'Visitor No. 9000893', and 'Copyright © 2017 Uttarakhand RERA. All rights reserved'.

➤ Application Details: User have to fill the application form details.



[Home / Real Estate Agent Registration](#)

1 Applicant Detail 2 Upload Documents 3 Payment 4 Confirmation

Applicant Detail

| | | | |
|--------------------------|----------------|--------------------------|------------------------|
| Name* | Manoj | Father's Name* | Dobhal |
| Occupation | Business | Email Address* | manoj.dobhal@gmail.com |
| Adhaar No.* | 123456789012 | PAN Card No.* | ABCDE1234F |
| Mobile Number* | 9761479142 | LandLine Number* | 626017 |
| Address Line 1* | 123 | Address Line 2* | friends colony |
| Pin Code* | 248001 | | |
| State* | Uttarakhand | District* | Dehradun |
| Business Address Line 1* | 123 | Business Address Line 2* | sahastradhara road |
| State* | Uttarakhand | District* | Dehradun |
| Pincode* | 248001 | | |
| Photograph* | screenshot.png | EDIT | |

Detail of Registration in any other State

| | | | | |
|---------------------|-------------------------|-----------------------|-----------|--------|
| Registration Number | ABCDE123 | Union Territory/State | Jharkhand | DELETE |
| Upload Certificate | SunsetYogaPose_FOTO.jpg | District | Pakur | |

[Add More](#)

[Next](#)

- Upload Document: After filling the applicant details user have to upload the documents like PAN Card, Address Proof as: -

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UTTARAKHAND REAL ESTATE REGULATORY AUTHORITY

Home / Real Estate Agent Registration

1 Applicant Detail 2 Upload Documents 3 Payment 4 Confirmation

Upload Document

PAN Card* Sprite.png Business Address proof* SunsetYogaPose_FOTO.jpg

Previous Next

RTI Links | Real Estate Regulatory Authority Visitor No. 0000894 Copyright © 2017 Uttarakhand RERA. All rights reserved

- Payments : After uploading the documents user have to do the payment as



Home / Real Estate Agent Registration

1 Applicant Detail 2 Upload Documents 3 Payment 4 Confirmation

PaymentDetails

Payment Mode Banker's Cheque Bank Name UCO Bank
Amount (INR) 10000 Branch Raipur
DD/ Cheque No. 123456 Attach Scan Copy Browse... SunsetYogaPose_FOTO.jpg

☒ Except Aadhaar Card Number, all other information will be added to the public domain

☒ [I/We] solemnly affirm and declare that the particulars given in herein are correct to [my /our] knowledge and belief and nothing material has been concealed by [me/us] therefrom

[Previous](#) [Submit](#) [Preview Registration Form](#)

➤ Confirmation:



Home / Real Estate Agent Registration



Confirmation

Your application has been submitted successfully.