



Chhattisgarh Real Estate Regulatory Authority

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Circular No. 119/RERA/2025/433

Date: 03/06/2025

// CIRCULAR //

Subject: Clarification Regarding Voluntary Compliance Scheme (VCS)

Reference: Circular no 115 & 116 dated 28-03-2025

This is to issue the following clarifications with respect to the **Voluntary Compliance Scheme (VCS)**, particularly concerning waiver of late fees for filing **Quarterly Progress Reports (QPRs)** and **Annual Audit Reports (AARs)**:

1. Extension of Due Date:

- In view of requests received from various stakeholders, the due date for availing benefits under the VCS has been extended **up to 30th June 2025**.
- Accordingly, the due date for submission/update of QPRs for the quarter **January–March 2025** has also been extended **till 30th June 2025**.

2. Adjustment of Previously Paid Late Fees:

- It has come to notice that in certain cases, the applicable late fees were paid, but the corresponding returns were not submitted.
- Promoters opting for the VCS in such cases shall be eligible for a **70% or 90% waiver** of late fees, as per the scheme provisions.
- The amount already paid shall be **adjusted** against the amount payable under VCS.
- However, **any excess/unutilized amount** shall stand **forfeited** and **shall not be refunded** under any circumstances.

3. Clarification on Designated Account Requirement:

- In cases where a project was **already completed as on the date of registration**, based on documents submitted at the time of registration, but the **Completion Certificate (CC)** was obtained **post-registration** from competent authority, the promoter is **not required to declare a Designated Account**. While updating QPRs, the promoter may furnish details of a **Promoter Account** in lieu of a Designated Account to fulfill compliance.
- However, where a project was **not completed as on the date of registration** and has subsequently received the Completion Certificate, but a **Designated RERA Account was not opened** (constituting a violation of **Section 4(2)(I)(D)**), the promoter may still avail benefits under the VCS, subject to:

- Completion certificate from competent authority has been received during the period of VCS scheme i.e. before 30/12/2024.
- Submission of a duly signed **undertaking**, the format of which is annexed to the circular.
- On payment of penalty for the above violation as follows:

S.No	Project Cost	Penalty (Rs.)
1	Below ₹1 Cr	20000
2	₹1 Cr – ₹10 Cr	25000
3	₹10 Cr – ₹50 Cr	35000
4	₹50 Cr – ₹100 Cr	40000
5	Above ₹100 Cr	50000

4. Introduction of Annexure 22A:

- A new **Annexure – 22A** has been introduced, which shall be applicable **exclusively under the VCS**.
- The said annexure is enclosed with the circular and is also available for download under the "Downloads" section of the **RERA portal**.

Stakeholders are advised to take note of the above and ensure timely compliance to avail benefits under the scheme.

(Approved by Authority)


(Astha Rajput)

Registrar
Real Estate Regulatory Authority
Chhattisgarh, Raipur

Undertaking-cum-Declaration by Promoter

(To be submitted on the letterhead of the Promoter/Company and duly notarized)

Applicable Only for VCS Scheme

To
The Registrar,
CG-RERA ,

Date :

Raipur (C.G)

Subject: Undertaking regarding non-opening of RERA Designated Account .

I/We, [Name of the Promoter/Company], having our registered office at [Address], do hereby solemnly affirm and declare as under:

- 1) That I/We am/are the Promoter(s) of the project titled **[Project Name]**, bearing RERA Registration No. **[Registration Number]**, situated at **[Project Location]**
- 2) In case of completed projects where Rera designated Account was not opened and falls under either of the below
 - a) That at the time of RERA registration, the project was a **completed project**, as evidenced by the documents submitted during registration but received **Completion Certificate (CC)** has been obtained from the competent authority **subsequent to the registration**. Therefore, **no RERA Designated Account (RDA)** was opened for the said project.

OR

- b) That the project was **not completed at the time of registration**, and **Completion Certificate (CC)** has been obtained from the competent authority **subsequent to the registration**.
3. That in the above-mentioned casept. no. (2)(b), although the project was ongoing at the time of registration, **no RERA Designated Account was opened**, which constitutes a violation of **Section 4(2)(I)(D)** of the Real Estate (Regulation and Development) Act, 2016.
4. That I/We acknowledge and accept that a **penalty** has been imposed under the Voluntary Compliance Scheme (VCS) for the said violation, and the same has been **levied without any separate hearing**, in view of the voluntary nature of this compliance scheme.
5. That I/We hereby **accept the imposition of such penalty of Rs. without any contest**, and undertake to pay the same in accordance with the scheme guidelines.

6. That I/We make this declaration voluntarily and in good faith, and confirm that the information stated herein is true and correct to the best of my/our knowledge and belief.
7. I/We also understand that any misstatement or suppression of facts shall render me/us liable for further penal/legal action as deemed fit by the Authority.

For and on behalf of

[Promoter Name / Company Name]

(Signed by Authorized Signatory only)

Name:

Designation:

Seal/Stamp: