



Chhattisgarh Real Estate Regulatory Authority

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Subject: Clarification regarding generation, validity, utilization and submission of Annexure-19 through the CGRERA Portal.

In order to ensure uniformity in the process of withdrawal of funds from the designated bank account under Section 4(2)(l)(D) of the Real Estate (Regulation and Development) Act, 2016 and submission of quarterly compliances by promoters, the following clarification is hereby issued:

1. Generation of Annexure-19

Annexure-19 shall be generated only through the CGRERA Portal. Annexure-19 prepared manually or through any mode other than the CGRERA Portal shall not be considered valid for the purpose of withdrawal of funds from the RERA Designated Account. All banks are also instructed to permit withdrawal only on the basis of Online generated Annexure -19.

2. Generation and Validity of Annexure - 19

Annexure-19 shall be generated prior to withdrawal of funds from the RERA Designated Account and shall form the basis for determining the maximum permissible withdrawal. An Annexure-19 shall remain valid so long as the withdrawal limit certified therein remains available and has not been fully utilized.

The validity of Annexure-19 shall not be restricted to any quarter or financial year merely on account of the passage of time.

3. Requirement of Fresh Annexure-19

A fresh Annexure-19 shall not be required merely because a new quarter has commenced or for the purpose of quarterly compliance submission. Fresh generation of Annexure-19 shall be required only when:

- the withdrawal limit available under the existing Annexure-19 has been exhausted
- or
- a revised certification is otherwise required under the Act, Rules, Regulations or directions issued by the Authority.


Registrar
Real Estate Regulatory Authority
Chhattisgarh, Raipur

4. Determination of Permissible Withdrawal

For reporting under Point No. 7 of Annexure-19, the promoter shall consider **all cumulative withdrawals made from the RERA Designated Account up to the last day of the calendar month preceding the month in which Annexure-19 is generated**, irrespective of the period covered in Annexure-17, Annexure-18 and the actual project cost incurred and certified by the Chartered Accountant,.

Illustration: If Annexure-19 is generated on 15.06.2026, the amount to be reported under Point No. 7 of Annexure-19 shall include all withdrawals made from the RERA Designated Account up to 31.05.2026.

5. Quarterly Compliance Submission

For the purpose of quarterly compliance reporting on the CGRERA Portal, the promoter shall upload the Annexure-19 which was actually relied upon and utilized for withdrawal of funds during the relevant quarter.

6. No Mandatory Quarterly Regeneration

Annexure-19 shall not be generated afresh for every quarter solely for the purpose of quarterly compliance submission.

This clarification shall come into force with immediate effect and shall be applicable to all ongoing and future real estate projects registered with the Chhattisgarh Real Estate Regulatory Authority.

(Approved by Authority)


(Astha Rajput)
Registrar
Real Estate Regulatory Authority
Chhattisgarh, Raipur
Real Estate Regulatory Authority
Chhattisgarh, Raipur