



सत्यमेव जयते
Government of Jammu and Kashmir
Real Estate Regulatory Authority (JKRERA)
J&K

Subject: Guidelines for Submission of Complete Applications for Registration of Real Estate Projects under the Real Estate (Regulation and Development) Act, 2016.

Circular No.01-JKRERA of 2026
Dated:-07.09.2026

Whereas, Section 25 of the Real Estate (Regulation and Development) Act, 2016 empowers the Chairperson of the Jammu & Kashmir Real Estate Regulatory Authority (JKRERA) to exercise general superintendence over the affairs and functioning of the Authority;

And whereas, Section 5 of the Act provides that the Authority shall decide an application for registration of a real estate project within thirty days from the receipt of a complete application;

And whereas, JKRERA has introduced an online system for submission, scrutiny and processing of applications for registration of real estate projects. During examination of applications, it has been observed that incomplete information, illegible documents and procedural deficiencies frequently result in issuance of deficiency notices, thereby delaying the registration process.

Now, therefore, with a view to ensuring timely processing of applications and facilitating promoters in submitting complete proposals, the following guidelines are hereby issued for strict compliance:-

1. Legibility of Documents

Every document uploaded on the JKRERA portal shall be clear, readable and properly scanned. Applications containing illegible, blurred or incomplete documents may be returned for compliance.

2. Submission of Form 'B'

The Declaration in Form 'B' shall be uploaded strictly in the format prescribed under the applicable Rules. No alteration, deletion or addition of any clause contained in the prescribed format shall be permissible.

3. Furnishing of Information

The promoter shall ensure that all mandatory fields in the online application are duly completed.

Further, wherever optional fields are relevant to the project, complete particulars should also be furnished. Blank fields shall ordinarily be construed to mean that the information is either Nil or Not Applicable in respect of the concerned project.

4. Documents Not Applicable

Where any prescribed document is not applicable to a particular project, the promoter shall upload a signed self-declaration clearly indicating the reasons for its non-applicability.

For example, where the project is free from encumbrances, a self-declaration stating that no encumbrance exists shall be uploaded in place of the relevant document.

5. Responsibility of the Promoter

The responsibility for correctness, authenticity and completeness of all information and documents submitted shall rest entirely with the promoter.

The promoter shall ensure that the application conforms to the provisions of the Real Estate (Regulation and Development) Act, 2016, the Rules, Regulations and all Orders, Circulars and directions issued by JKRERA from time to time.

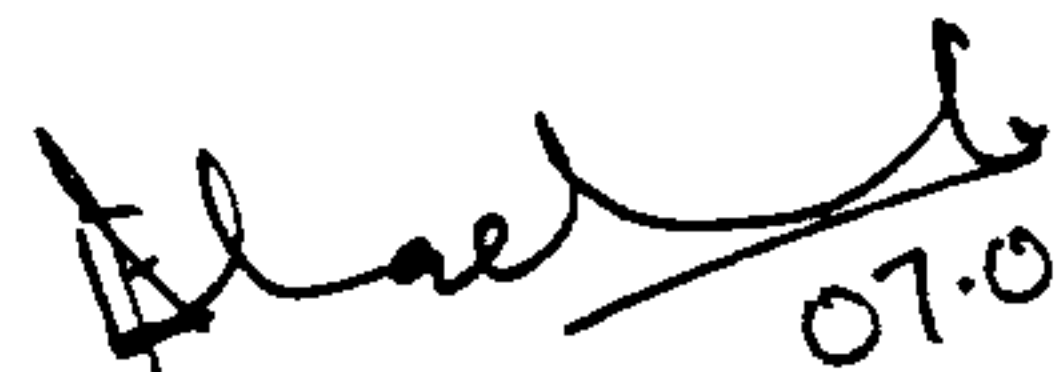
Registration of a project by JKRERA shall not be construed as validation of the correctness or legality of the information or documents submitted. If, at any stage, any information is found to be false, misleading, suppressed or inconsistent with the provisions of the Act, Rules, Regulations or the directions issued by JKRERA, the Authority shall be at liberty to initiate appropriate proceedings under the applicable provisions of law.

6. Computation of the Statutory Period

For the purposes of Section 5 of the Act, the statutory period of thirty days shall be reckoned only from the date on which the application is found to be complete in all respects, together with all requisite information and supporting documents as required under the Act, Rules, Regulations and the JKRERA Portal.

This Circular shall come into force with immediate effect and shall be applicable to all applications submitted to JKRERA for registration of real estate projects.

By the approval of Chairperson, JKRERA.


(Esha Chib) JKAS
Deputy Secretary
JKRERA
Dated: 07-09-2026

No.JKRERA-ESTT/40/2026(7950817)

Copy to:

1. All Officers of J&K Real Estate Regulatory Authority (JKRERA).
2. Senior Private Secretary to Chairperson, Jammu & Kashmir Real Estate Regulatory Authority (JKRERA) for kind information of the Hon'ble Chairperson.
3. All Officials of J&K Real Estate Regulatory Authority (JKRERA).
4. Circular File.