



Chhattisgarh Real Estate Regulatory Authority

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Circular No. 155/CGRERA/2026/3298

Date: 14/10/2026

// CIRCULAR //

Subject: Joint Affidavit for Compliance of Section 17 and Sec 11(4)(f) of RERA Act, 2016

In exercise of the powers conferred under Section 37 of the Real Estate (Regulation and Development) Act, 2016, and with a view to ensuring compliance with the provisions of Section 17 of the Act, the concerned promoters are directed as follows

1. To submit a Joint Affidavit along with the authorized representative of the Society/Association of Allottees, confirming completion of the requisite compliances relating to Section 17 and Sec 11(4)(f).
2. The Joint Affidavit shall be submitted signed jointly by the Promoter and the authorized representative of the Society/Association of Allottees in the format prescribed and issued by CG-RERA.

The prescribed format of the Joint Affidavit shall form an integral part of this Circular. The promoter shall ensure that the Joint Affidavit is duly executed and submitted/uploaded on the CG-RERA Portal.

This Circular shall come into force with immediate effect.

(Approved by Authority)

(Asthha Rajput)

Registrar
Real Estate Regulatory Authority
Chhattisgarh, Raipur

JOINT AFFIDAVIT-CUM-DECLARATION

REGARDING COMPLIANCE OF SECTIONS 11(4)(e), 11(4)(f) AND 17 OF THE
REAL ESTATE (REGULATION AND DEVELOPMENT) ACT, 2016

AND COMPLETION OF HANDING OVER OF COMMON AREAS, DOCUMENTS, FUNDS AND MAINTENANCE
RESPONSIBILITIES

Before the Chhattisgarh Real Estate Regulatory Authority, Raipur (C.G.)

IN RESPECT OF:

Project Name: _____

CGRERA Registration No.: _____

Project Address: _____

Promoter: _____

Association of Allottees/Society: _____

JOINT AFFIDAVIT

We,

1. Shri/Smt. _____, S/o/W/o _____, aged
about _____ years, Designation _____, duly authorised representative of M/s
_____, the Promoter of the above-mentioned project;

AND

2. Shri/Smt. _____, President/Chairperson of
_____ Association/Society;

3. Shri/Smt. _____, Secretary of _____
Association/Society;

do hereby solemnly affirm and jointly declare as under:

1. That the deponents are duly authorised to make and submit this Joint Affidavit on behalf of the Promoter and the Association/Society respectively.
2. That the real estate project " _____ ", registered with the Chhattisgarh Real Estate Regulatory Authority vide Registration No. _____, has been developed by the Promoter at _____.
3. That the Promoter has complied with the applicable obligations imposed upon it under Section 11(4)(f) of the Real Estate (Regulation and Development) Act, 2016, the Chhattisgarh Real Estate (Regulation and Development) Rules, 2017 and applicable local laws, including the obligations relating to formation/constitution of the Association of Allottees and handing over of the project/common areas and essential services, as applicable.
4. That the requisite registered conveyance deed/conveyance deeds in respect of the project/apartments/common areas, as applicable, have already been duly executed and registered in accordance with Section 17(1)&(2) of the Real Estate (Regulation and Development) Act, 2016.

5. That pursuant to the aforesaid registered conveyance deed/conveyance deeds and in compliance with Section 17 of the Act, the Promoter has duly handed over to the Association/Society the physical possession, title, control and maintenance responsibility of the common areas and common facilities of the project.
6. That the Association/Society hereby confirms and acknowledges that it has received and taken over the common areas and common facilities of the project, including all common areas and facilities forming part of the sanctioned plan/project and required to be handed over under the applicable law.
7. That the Promoter has also duly handed over to the Association/Society the necessary documents and plans relating to the project and the common areas, as contemplated under Section 17(2) of the Act, including the sanctioned plans/layout plans, completion/occupancy documents, approvals/NOCs and other title documents and records necessary for the proper operation, management and maintenance of the common areas and facilities, as applicable to the project.
8. That the Promoter has duly handed over to the Association/Society all funds and amounts collected from the allottees which are required to be transferred/handed over in connection with the project/common areas, including, wherever applicable, sinking fund, corpus fund, maintenance fund, advance maintenance charges, sinking fund collected if any maintenance deposits and other such amounts.
9. That the Promoter has also handed over the relevant keys, common assets, equipment, records, manuals, warranties/guarantees, service/AMC details and other materials relating to the operation and maintenance of the common areas and facilities, wherever applicable.
10. That the Association/Society confirms that it has received the aforesaid common areas, facilities, documents, plans, approvals, records, funds, assets and other materials and has assumed responsibility for the routine management and maintenance thereof in accordance with applicable law.
11. That the Promoter confirms that all project-related outgoings and liabilities required to be discharged by it up to the date of handing over, as applicable under the Act and the Rules, have been duly discharged, and there are no undisclosed dues or liabilities attributable to the Promoter in respect of the matters covered by this Affidavit.
12. That the Promoter further confirms that there is no undisclosed encumbrance, charge, liability or claim created by the Promoter over the common areas/common facilities which is required to be disclosed to or borne by the Association/Society.
13. That both parties confirm that the aforesaid execution of the registered conveyance deed and the consequent handing over of common areas, documents, plans, approvals, funds, assets and maintenance responsibilities have been completed in accordance with the Real Estate (Regulation and Development) Act, 2016, the Chhattisgarh Real Estate (Regulation and Development) Rules, 2017, the Agreement(s) for Sale, sanctioned plans and applicable local laws.
14. That this Joint Affidavit is being submitted before the Chhattisgarh Real Estate Regulatory Authority solely for the purpose of informing and confirming that the Promoter has complied with the applicable obligations under Sections **11(4)(f)** and 17 of the Act and that the corresponding handing over to the Association/Society has been completed.

15. That the parties accordingly request the Chhattisgarh Real Estate Regulatory Authority to kindly take this Joint Affidavit on record as confirmation of compliance of the applicable provisions of Sections **11(4)(e) AND 11(4)(f)** and 17 of the Act and completion of the corresponding handover obligations.

VERIFICATION

We, the above-named deponents, do hereby verify that the contents of paragraphs 1 to 18 of this Joint Affidavit are true and correct to our knowledge and belief, based on the records and actions undertaken by the respective parties, and that no material fact has been concealed therefrom.

Verified at _____, Chhattisgarh, on this ____ day of _____, 20____.

DEPONENT NO. 1

For and on behalf of the PROMOTER

Signature: _____

Name: _____

Designation: _____

Seal:

DEPONENT NO. 2

For and on behalf of the ASSOCIATION/SOCIETY

Signature: _____

Name: _____

President/Chairperson

Seal:

DEPONENT NO. 3

Secretary, ASSOCIATION/SOCIETY

Signature: _____

Name: _____

Seal:

Identified by: _____

Solemnly affirmed and signed before me on _____.

NOTARY PUBLIC

Seal & Signature