

*(To be executed on Rs.200 (Rupees Two Hundred only) Non-Judicial Stamp Paper duly
attested by Notary)*

BEFORE THE KERALA REAL ESTATE REGULATORY AUTHORITY

AFFIDAVIT-CUM-UNDERTAKING

I, _____, aged _____ years, S/o / D/o / W/o _____
_____ residing at _____

_____ in my capacity as the Registered
Real Estate Agent / Proprietor / Partner / Managing Director / Authorized Signatory of
M/s [*Name of the Real Estate Agency*], having its principal/ registered office at _____
_____[holding RERA Registration No.
_____] , do hereby solemnly affirm and state on oath as
under:

1. I/We have applied for **Registration/ Renewal of Registration** as a Real Estate Agent under the provisions of the Real Estate (Regulation and Development) Act, 2016, the Kerala Real Estate (Regulation and Development) Rules, 2018, the Kerala Real Estate Regulatory Authority (General) Regulations 2020 and their subsequent amendments, if any.
2. I/We have carefully read and understood and undertake to comply with all the provisions of the Real Estate (Regulation and Development) Act, 2016, the Kerala Real Estate (Regulation and Development) Rules, 2018, the Kerala Real Estate Regulatory Authority (General) Regulations, 2020, and all Orders, Circulars, Public Notices, Guidelines and other directions issued by the Kerala Real Estate Regulatory Authority (K-RERA) from time to time, including any amendments thereto, particularly Sections 9 and 10 of the Act.
3. I/We undertake that I/we shall not advertise, market, promote, facilitate or otherwise assist in the sale or purchase of any plot, apartment or building forming part of a real estate project or any phase thereof, which is required to be registered under Section 3 of the Real Estate (Regulation and Development) Act, 2016, unless such project or phase has been duly registered with K-RERA in accordance with Section 3 of the Act. I/We further undertake that before undertaking any such activity, I/we shall verify the applicability of the registration requirements under the Act and the registration status of the project, wherever applicable, and shall comply with the provisions of the Real

Estate (Regulation and Development) Act, 2016, the Kerala Real Estate (Regulation and Development) Rules, 2018, Kerala Real Estate Regulatory Authority (General) Regulations, 2020, and the applicable orders, circulars and directions issued by K-RERA from time to time.

4. If I/we come across any real estate project which appears to be registrable under the Act but is not registered with the Kerala Real Estate Regulatory Authority, I/we shall promptly bring the same to the notice of the Authority.
5. I/We understand that any violation of this Undertaking or contravention of the provisions of the Real Estate (Regulation and Development) Act, 2016, the Kerala Real Estate (Regulation and Development) Rules, 2018, the Kerala Real Estate Regulatory Authority (General) Regulations, 2020, or any orders, directions or instructions issued by K-RERA may render me/us liable to appropriate action in accordance with law, including penal action under Section 62 of the Act for contravention of Sections 9 and 10, and suspension or revocation of registration under Section 9(7), wherever applicable.
6. I/We shall maintain and preserve books of account, records and documents in accordance with the provisions of the Income Tax, 1961 and as specified by regulations / order /notice issued from time to time by the Authority.
7. I/We state that I am /we are fully aware of and shall strictly comply with the *Anti-Money laundering, Countering the Financing of Terrorism, and Combating Proliferation Financing Guidelines for Real Estate Agents, 2023 under PMLA, 2002, UAPA, 1967, and WMDA, 2005 (Guidelines, 2023)*, Chapter IV of the Prevention of Money-Laundering Act, 2002 (PMLA), the Unlawful Activities (Prevention) Act, 1967 (UAPA), along with all applicable Anti-Money Laundering (AML)/ Counter Financing of Terrorism (CFT) guidelines issued by competent authorities.
8. I/We hereby solemnly declare and state that the agent/ agency: *(Tick the clause that applies)*
 - i. Does not currently qualify as a Reporting Entity because its turnover is below ₹20 Lakh and it does not hit the transaction threshold. However, I undertake to register on the FINNET portal within thirty (30) days if the agency hits either statutory threshold and to inform the Authority immediately.
 - ii. Qualifies as a "Reporting Entity" (RE) as its annual turnover is ₹20 Lakh or more, or it engages in individual property transactions valued at ₹50 Lakh or more and I am registered on the FINNET portal and I/we will comply with all the law / rules of the concerned Finance Ministry.
9. I/We state that all KYC registries, transaction logs, invoices, and business

correspondences will be safely preserved and securely archived for a minimum statutory period of five (5) years. I/We undertake to produce these updated records during inspections by K-RERA, FIU-IND or other competent lawful authorities whenever required.

10. I/We shall fully cooperate with FIU-IND, the Central Board of Indirect Taxes and Customs (CBIC), K-RERA, and other competent lawful authorities by furnishing requested information and records as required under the law.
11. I/We clearly understand and acknowledge that any non-compliance, failure to adhere to the above commitments/ conditions, failure to maintain records, or failure to report prescribed transactions will make me/us liable for penal action under Section 13 of the PMLA , criminal asset freezing or prosecution under the UAPA, and immediate suspension, cancellation, or non-renewal of my/our K-RERA Real Estate Agent Registration as per Section 9(7) of the RE(R&D) Act 2016 and Rule 14 of the KRE(R&D) Rules 2016.

DEPONENT

VERIFICATION

I, the deponent above named, do hereby verify and declare that the contents of paragraphs 1 to 12 of this affidavit are true and correct to the best of my knowledge, information, and belief. No part of it is false, and nothing material has been concealed or hidden therefrom.

Verified at _____ on this ____ day of _____, year _____.

DEPONENT