GenX Digital Solutions

MADHYAMCONNECT · RERA & COMPLIANCE

RERA, for the broker on the platform.

A practical guide to your RERA obligations as a real-estate agent, how the platform sits alongside them, and where your responsibility begins. General information, not legal advice.

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1 The platform's position

MadhyamConnect is a software tool. It is **not** a real-estate agent, broker, promoter or developer under the **Real Estate (Regulation and Development) Act, 2016 ("RERA")**, and does not itself require RERA registration. **You, the broker, almost certainly do** — and this guide explains when, and what it means for how you use the platform.

> **Draft & not legal advice.** RERA is administered State-by-State and changes over time. This is general information; verify current requirements with your State RERA authority and take independent legal advice. Being finalised with legal counsel; the definitive version governs once the service is live.

2 Are you a "real estate agent"?

Under RERA **s.2(zm)**, a "real estate agent" is anyone who negotiates or acts for a party in the transfer of a plot, apartment or building in a real-estate project, for remuneration — and expressly **includes a person who introduces buyers and sellers to each other through any medium**, and property dealers and brokers by any name.

"Through any medium" captures digital platforms: if you use MadhyamConnect to introduce parties or facilitate a sale in a registrable project for a fee, you are acting as an agent and RERA registration applies to you. The platform is the medium; you are the agent.

3 Registration is State-wise

RERA is **federated**: every State and Union Territory has its own authority, rules, fees and portal, and one registration is valid for that State (RERA **s.9**). There is no single national registration. Validity and renewal are set by each State (commonly five years). Some States add more — for example, **Maharashtra requires a Certificate of Competency** (training and an exam) for agent registration and renewal.

STATE / UT	AUTHORITY	PORTAL
Maharashtra	MahaRERA	maharera.maharashtra.gov.in
Uttar Pradesh	UP-RERA	up-rera.in
Karnataka	K-RERA	rera.karnataka.gov.in
Haryana	HARERA (Gurugram / Panchkula)	haryanarera.gov.in
Telangana	TG-RERA	rera.telangana.gov.in
Gujarat	GujRERA	gujrera.gujarat.gov.in
Rajasthan	RJ-RERA	rera.rajasthan.gov.in
Tamil Nadu	TNRERA	rera.tn.gov.in

Portals are indicative; confirm the current live URL for your State before relying on it.

4 Your duties & the penalties

A registered agent must, under RERA **s.10**: not facilitate the sale or purchase in a project that must be RERA-registered but is not; maintain books and records; avoid unfair trade practices and **false or misleading statements**; help the buyer obtain the documents they are entitled to; and quote the registration number as prescribed.

> **Penalties are real.** Breach of s.9 or s.10 can attract a penalty of **up to ₹10,000 per day** during the default, cumulatively up to 5% of the property cost (RERA s.62); non-compliance with authority or tribunal orders carries further penalties and, in some cases, imprisonment.

5 Advertising a project

Every advertisement or prospectus for a project must prominently carry the **project's RERA registration number and the authority's website** (RERA **s.11(2)**); several States also require a **QR code** linking to the project's details. Advertising standards (ASCI) require claims to be truthful and not misleading, with legible disclaimers.

So: **do not advertise an unregistered project**, and make sure any project-specific listing or creative you share carries the project RERA number and the State authority's website (and QR where the State requires it). Generic self-promotion that is not about a specific project does not need a project number, but must still not mislead.

6 Co-broking, commission & GST

Commission is contract-based — there is no statutory cap — and **co-broking** is valid and enforceable when reduced to a written agreement setting out the split and responsibilities. Without a written agreement, a commission-split claim is hard to enforce.

GST on brokerage is **18%**, normally charged and deposited by the broker; each broker registers for GST and, in co-broking, invoices its own share. MadhyamConnect records what you enter about a co-broking arrangement but is **not a party** to it, takes no brokerage, and does not guarantee any payment.

7 How MadhyamConnect helps you comply

- **RERA on your profile:** your registration number has a first-class place on your profile and card, and viewers can verify it on the State portal.
- **Honest verification:** the platform shows RERA details as **declared** unless cross-checked against a source — it never fabricates a verification.
- **Project listings:** we encourage capturing the project RERA number for project-specific listings, so your advertising can carry it.
- **Your undertakings:** the Terms confirm you hold valid registration where required and will not list unregistered projects — keeping the responsibility, correctly, with you.

The platform supports good compliance; it does not replace it. Your registration, your disclosures and your advertising remain your responsibility.

DISCLAIMER

Informational only. This RERA & Compliance Guide is a draft provided for general information and is **not legal advice**. RERA is administered State-wise; requirements, fees, validity, renewal and advertising rules differ by State/UT and change over time. Verify current obligations with the relevant State RERA authority and take independent professional advice. **Being finalised with legal counsel; the definitive version governs once the service is live.** Queries via genxdigitalsolutions.com.

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