

# How Ayoga can help your construction projects to be RERA Ready?

	<i>RERA Act</i>	<i>Actions to be taken</i>	<i>How Ayoga can help?</i>
1	<p><b>Sharing of copy</b> of approvals, commencement certificate, sanctioned plan, layout plan, plan of development works, details of contractors, architect, structural engineers to <b>RERA &amp; Buyers</b></p>	Proper documentation of all records and store it digitally for easy retrieving	<b>Ayoga DMS</b> helps you to store all the documents related to projects and can be shared securely with <b>authorized users</b>
2	Sharing of <b>stage wise time schedule</b> of completion of the project to <b>RERA &amp; Buyers</b>	Proper scheduling of projects	<b>Ayoga Planner</b> gives the RERA and buyers the stage wise time schedule of projects
3	<b>Buyer</b> should be given <b>access</b> to all the necessary <b>documents</b> and plans	Proper documentation of all records and store it digitally for easy retrieving	<b>Ayoga DMS</b> access control option gives access only to authorized buyers
4	Withdrawal of project amount from separate account can be done only Phase wise (based on % of completion). This should be verified and certified by an <b>engineer, an architect and a chartered accountant</b>	Updation of latest status of the project to the verifying authorities	Ayoga as a <b>collaboration</b> software, all the stake holders (engineer, architects, CA) can be given specific access and updated with project completion status
5	There <b>shouldn't be any deviation</b> in the proposed project from the sanctioned plans, layout plans and specifications	All stakeholders should be updated with right plan and deviations on the execution level should be reported to concerned authorities	Ayoga helps the stake holders be updated with <b>latest information</b> of project. <b>Ayoga RFI</b> helps the top authorities to get <b>visibility</b> to the minor changes done by the execution engineers
6	<b>Minor alterations</b> of sanctioned plan should be verified by an authorised Architect or Engineer after proper intimation to the <b>buyer</b>	Proper record of all communication with Architects or Engineers or Buyer	Collaboration and RFI feature gives platform access to architects, engineer or buyer. It helps to have a track/proof of communication digitally. Every communication is <b>digitally recorded</b> and admissible as evidence in case of a dispute. There

are **email notifications, ActBOT messages and Ayoga cloud content** to make resolutions easier.

7	<b>Major alterations</b> in the sanctioned plans/layouts/specs should get written consent of at least <b>two-thirds of the buyers</b>	Proper record of all communication with the buyers	Ayoga RFI and collaboration features, <b>streamlines communication</b> between the builder and buyer. Any changes and updates can be done through Ayoga digitally and consent obtained by the customer which makes the entire project <b>RERA Ready</b> .
8	<b>Delay in project</b> completion will make the builder liable to pay the interest of the money	Top management should always have a check on the status of the project to avoid any last mile delay	Ayoga with its dashboard, project insights and mobile app will give <b>information 24/7</b> and stay updated. This helps you to be proactive in taking corrective measures rather than reactive.
9	<b>Transfer of rights</b> by builder can happen only after obtaining prior written consent from <b>two-third buyers</b>	Proper record of all communication with the buyers	Ayoga RFI and collaboration features, streamlines communication between the builder and buyer. Any changes and updates can be done through Ayoga <b>digitally and consent obtained by the customer</b> which makes the entire project RERA Ready.
10	The builder should address any <b>structural defects</b> reported by customers <b>within a period of 5 years</b> from the date of handing over possession	Record of after sales services and platform for buyers to report such incidents (like CRM)	Ayoga <b>customer RFI</b> acts as <b>CRM</b> for builders. Buyers can use this to report and keep track of their queries
11	The maximum jail term for a developer who violates the order of the appellate tribunal of the RERA is three years with or without a fine. Also, failure to comply with these will get the project out of RERA site and no agent or <b>no one can sell the project any more</b>	Have a constant check on project status, task to do, frequent updates to customers, have track of record of communication as evidence in case of dispute	Every communication is <b>digitally recorded and admissible as evidence in case of a dispute</b> . There are email notifications, ActBOT messages and Ayoga cloud content to make resolutions easier. Any changes and updates can be done through Ayoga digitally and consent obtained by the customer which makes the entire project <b>RERA Ready</b> .