

**6-Day Intensive Programme on – Setting up Practice of Real Estate Consultancy:
Compliance, Advisory and Evolving Frontiers Programme Structure**

Dates - 24th, 25th and 26th April 2026 & 1st, 2nd and 3rd May 2026

Day	Session Title	Practice Area / Opportunity	Duration
Day 1 <i>(24th April 2026, Friday)</i>	Inauguration & Intro	Acknowledgements	10:00 am -10:15 am (15 min)
Day 1 <i>(24th April 2026, Friday)</i>	RERA & Punjab RERA		10:15 am- 11:30 am (1 hour 15 min)
Tea Break (11:30 am-11:45 pm)			
Day 1 <i>(24th April 2026, Friday)</i>	Real Estate Services: Challenges & Opportunities	Proven stats, growth potential	11:45 am- 12:30 pm (40 min)
Day 1 <i>(24th April 2026, Friday)</i>	Indian Contract Act <ul style="list-style-type: none"> ● Essentials of a valid contract: offer, acceptance, consideration, free consent ● Types of contracts in real estate: sale agreements, development agreements, construction contracts, JDA, GPA ● Enforceability and void/voidable contracts: common pitfalls in property dealings ● Doctrine of privity of contract and 	Basic understanding	12:30 pm- 01:30 pm (1 hour)

	<p>implications for allottees and developers</p> <ul style="list-style-type: none"> ● Time as the essence of the contract in real estate transactions ● Breach of contract, damages, and specific performance: relevant case laws ● Role of indemnity, guarantee, and assignment clauses in development and sale agreements ● Standard form contracts and unconscionable terms: relevance post-RERA ● Legal implications of digital contracts and electronic signatures in property transactions <p>Case study: Analysis of builder-buyer agreement under Contract Law vis-à-vis RERA</p>		<p>(15 Minutes)</p>
<p><i>Lunch (01:30 pm- 02:00 pm)</i></p>			
<p>Day 1 (24th April 2026, Friday)</p>	<p>Transfer of Property Act</p> <ul style="list-style-type: none"> ● Meaning of property and classifications (movable/immovable ; tangible/intangible) ● Modes of transfer: sale, mortgage, lease, exchange, gift ● Rights and liabilities of buyer and seller (Section 55) ● Transfer of future property and conditional transfers 	<p>Basic understanding</p>	<p>02:00 pm-03:00 pm (1 hour)</p>

	<ul style="list-style-type: none"> ● Doctrine of part performance (Section 53A) and its impact on possession under JDA ● Concept of “ownership” in joint development and apartment ownership ● Implications for real estate developers: title verification, due diligence ● Registration and stamping under the Registration Act and Stamp Act <p>Case study: Title transfer in JDA and its accounting/audit impact</p>		<p><i>(15 Minutes)</i></p>
<p>Day 1 (24th April 2026, Friday)</p>	<p>Session Title:</p> <p>Town & Country Planning Act</p> <ul style="list-style-type: none"> ● Objectives and scope of planning legislation ● Master Plans, Zonal Plans & impact on projects ● Change of Land Use (CLU) – procedure and approvals ● Development permissions & enforcement powers ● Interplay with Real Estate (Regulation and Development) Act registration ● Impact on phasing, amenities & 	<p>Planning interface</p>	<p>03:00 pm-05:15pm (2 hours)</p> <p><i>(with a tea break of 15 min from 04:00-04:15 pm)</i></p>

	<p>infrastructure obligations</p> <ul style="list-style-type: none"> • Regularisation and penalties • Role of CA in land use verification & compliance <p>Brief case study on Master Plan amendments</p>		<i>(15 Minutes)</i>
Day 1 (24th April 2026, Friday)	<p>Redevelopment Laws</p> <ul style="list-style-type: none"> • Concept and stages of redevelopment projects • Legal framework under municipal and state housing acts • Consent requirements and procedures • Role of society members, developers, and consultants • Financial feasibility and funding structures • RERA applicability and registration in redevelopment • Tax implications for members and developers • Accounting and audit issues • Taxation of co-operative housing societies and RWAs • Taxation on Redevelopment projects <p>Best practices in drafting redevelopment agreement Case Study Session</p>	Practice Opportunity in Metro/ Tier 2	05:15 pm-06:15 pm (1 hour)
<u>DAY-2</u>			

Day 2 (25th April 2026, Saturday)	Haryana RERA and it's initiatives		10:00 am- 11:30 am (1.5 hour)
Tea Break (11:30 am- 11:45 am)			
Day 2 (25th April 2026, Saturday)	DCR (Development Control Regulations) <ul style="list-style-type: none"> ● Purpose and structure of DCR / Zonal Regulations ● Land use classification and zoning norms: residential, commercial, mixed-use ● FSI / FAR norms, setbacks, coverage, height restrictions ● Building approval process: layout plan, sanction plan, deviation management ● Transferable Development Rights (TDR) and their accounting & tax implications ● Regularisation of deviations: procedures and legal consequences ● Importance of DCR compliance under Section 11 of RERA (disclosure and adherence) ● Legal role of architect, engineer, and CA in certification of compliance 	Compliance/Planning	11:45 am- 12:45 pm (1 hour)

	<ul style="list-style-type: none"> • Common irregularities observed in project audits and certifications <p>Case study: DCR violations leading to RERA penalties or cancellation</p>		<i>(15 Minutes)</i>
<i>Lunch Break (12:45 pm- 01:15 pm)</i>			
Day 2 (25th April 2026, Saturday)	Environmental Laws in RE <ul style="list-style-type: none"> • Overview of environmental legal framework: EPA 1986, Water Act, Air Act • EIA (Environmental Impact Assessment) and its relevance in large real estate projects • Consent to Establish (CTE) and Consent to Operate (CTO) from KSPCB/PCB • Green building norms, sustainability certifications (IGBC, GRIHA) • Waste management compliance: STP, WTP, Solid Waste Rules 2016 • Legal obligations of the promoter for environmental clearance under RERA • Role of CA in reporting environmental compliance in audit reports • NGT (National Green Tribunal) decisions impacting project development 	Regulatory interface	01:15 pm-03:15 pm (2 hours)

	<ul style="list-style-type: none"> • Impact of non-compliance on RERA registration and occupancy certificate <p>Case study: Environmental clearance lapse and liability of the promoter</p>		<i>15 Minutes</i>
Day 2 (25th April 2026, Saturday)	<p>Drafting of Documents</p> <ul style="list-style-type: none"> • Essentials of clear and enforceable real estate documentation • Sale agreement, sale deed, construction agreement • Joint development agreement and power of attorney • Lease deed, leave & license, and collaboration agreements • Tripartite agreements with banks and allottees • RERA disclosure statements and declaration formats • Escrow agreement and financial certification undertakings • Legal vetting and checklist approach for documents • Common drafting errors and their financial impact <p>Practical drafting workshop (short exercise) & case studies</p>	Legal & Commercial Drafting	<p>03:15 pm- 05:30 pm</p> <p>(2 hours)</p> <p>(with a tea break of 15 min (04:15 pm- 04:30 pm))</p>
<u>DAY- 3</u>			
Day 3 (26th April)	Guest Lecture- Topic		<p>10:00 am- 12:00 pm</p> <p>(2 hours)</p>

2026, Sunday)			
Tea Break 12:00 pm- 12:15 pm			
Day 3 (26th April 2026, Sunday)	Insolvency & Bankruptcy Code <ul style="list-style-type: none"> ● Applicability of IBC to real estate projects ● Homebuyers as financial creditors — implications post-Amendment ● CIRP process for real estate entities ● Role of Resolution Professional and monitoring committee ● Interplay between IBC and RERA – jurisdictional issues ● Case law updates – Pioneer Urban, Flat Buyers Association ● Role of CA in resolution plans and forensic verification ● Reporting and certification requirements ● Liquidation process and treatment of project assets <p>Practical challenges in ongoing project resolution</p>	Opportunity under IBC	12:15 pm- 02:15 pm (2 hours) (with a lunch break of 30 minutes from 02:15 pm-02:45 pm)
Day 3 (26th April 2026, Sunday)	Case Study session		02:45 pm- 04:00 pm (1 hour 15 minutes)
DAY – 4			
Day 4 (01st May	RERA (Part 1)	Advisory, Compliance, Litigation	10:00 am- 11:30 am

<p>2026, Friday)</p>	<ul style="list-style-type: none"> ● Objectives, structure, and key definitions under RERA ● Registration of projects and agents: procedures, timelines, disclosures ● Role of Chartered Accountants: certification, audit, and quarterly updates <p>70% separate bank account mechanism: collection, utilization, and reporting</p>		<p>(2.5 hours)</p>
<p><i>Lunch (01:15 pm- 01:45 pm)</i></p>			
<p>Day 4 (01st May 2026, Friday)</p>	<p>Accounting of Real Estate Transaction –</p> <ul style="list-style-type: none"> ● Project wise Accounting standards applicable (Ind AS 115, AS 7) ● Recognition of Revenue in the books of Builders and Developers ● Financial reporting under the Company's Act for Real Estate projects ● Internal control systems for compliance and monitoring ● Accounting of transactions in the books of the Landowners and Recognition of Revenue. 	<p>Advisory, Compliance, Litigation</p>	<p>01:45 pm- 04:15 pm</p> <p>(2.5 hours)</p>

	<ul style="list-style-type: none"> • Role of CA as independent financial monitor 		
Tea Break (04:15 pm- 04:30 pm)			
Day 4 (01st May 2026, Friday)	RERA (Part 2) <ul style="list-style-type: none"> • Extension, lapse, and revocation of registration: sections 6 & 7 • Rights and duties of promoter, allottee, and agent • Adjudication, penalties, and compounding of offences <ul style="list-style-type: none"> ○ Before Authority ○ Before AO ○ Appellate Tribunal • Case law updates: recent High Court & Supreme Court rulings • RERA audit & certification challenges <p>Interrelationship between RERA, Companies Act, and IBC</p> <p>Case Study Session on Rera Part 1 & Part 2</p>	Advisory, Compliance, Litigation	04:30 pm-06:30 pm (2 hours)
<u>DAY -5</u>			
02nd May 2026, Saturday	Alternative Finance Models <ul style="list-style-type: none"> • Introduction • Alternative investment 	Real Estate Funding - FDI, ECBs, NRI investment	10:00 am-11:30 am (1.5 hours)

	<p>structures: AIFs, REITs, InvITs</p> <ul style="list-style-type: none"> ● Joint development agreements (JDA) and revenue-sharing models ● Crowdfunding and private equity in real estate ● Role of NBFCs and housing finance institutions ● Financial due diligence before investment ● Role of CA in fund flow monitoring and compliance ● Exit mechanisms and risk management 		
<i>Tea Break (11:30 am-11:45 am)</i>			
Day 5 (02nd May 2026, Saturday)	Judicial Pronouncements in Real Estate (As per State)		11:30 am-01:30 pm (2 hours)
Lunch (01:30 pm- 02:00 pm)			
Day 5 (02nd May 2026, Friday)	3rd Dimension of Values, Attitudes & Habits + Professional Networking	<i>Branding, trust-building, networking</i>	02:00 pm-04:00 pm (2 hours)
<i>Tea Break of 15 minutes (04:00 pm- 04:15 pm)</i>			

Day 5 (02nd May 2026, Friday)	FEMA in RE <ul style="list-style-type: none"> ● FDI policy in real estate: permissible and prohibited activities ● Repatriation, exit, and transfer rules ● Acquisition of immovable property by NRI/OCI ● ECBs (External Commercial Borrowings) for real estate ● Reporting obligations under FIRMS/SMF ● Role of CA in FEMA certification and reporting ● Common non-compliance and penalty mechanisms <p>Case study: FDI in township or commercial projects</p>	<i>Basic understanding</i>	04:15 pm- 06:15 pm (2 hours)
<u>DAY- 6</u>			
Day 6 (03rd May 2026, Sunday)	GST Impact on RE <ul style="list-style-type: none"> ● Overview of GST provisions applicable to real estate ● Supply of construction services: time of supply, valuation ● Works contract treatment under GST ● Reverse charge mechanism ● Input Tax Credit (ITC) restrictions: transitional impact post-2019 ● Joint development and transfer of development rights under GST 		10:00 am- 11:30 am (with a tea break of 15 minutes from 11:30 am-11:45 am) 11:45 am- 01:15 pm (3 hours)

	<ul style="list-style-type: none"> ● GST on sale of land and completed flats: exemption analysis ● Reporting, reconciliation, and audit under GST ● Recent circulars and advance rulings ● Compliance responsibility of developers and Cas 		
LUNCH (01:15 PM- 01:45 PM)			
Day 6 (03rd May 2026, Sunday)	Income Tax Impact Taxation of developers and landowners: JDA and revenue sharing <ul style="list-style-type: none"> ● Section 43CA, 50C, and 56(2)(x) implications ● Capital infusion to Partnership Firm / LLP ● Capital gains computation for property transactions ● TDS under Section 194-IA, 194-IC, and 194-I ● Tax treatment of unsold inventory and project completion method Common assessment issues in real estate projects Case Study on Income Tax Impact	Real Estate IT implications	02:15 pm- 04:15 pm (2 hours)

Total Duration: 36 hours