

REAL ESTATE REGULATORY AUTHORITY
2nd FLOOR, SHIVAJI STADIUM NCT OF DELHI
ANNEXE BUILDING,
SHAHEED BHAGAT SINGH MARG, NEW DELHI-110001
Email-contactus@rera.delhi.gov.in
<https://rera.delhi.gov.in>

No: F. 2(Guidelines on AML & CFT)/AG/RERA/2023/1078

Dated : 07/06/2023

To,

All the Registered Real Estate Agents

Sub:- Directions to register with FIU-IND on top priority latest by 10th June, 2023.

Sir,

1. Please find enclosed/attached a copy of D.O. letter No. 9-37/2022-23/DNFBPs-REAs/FIU-IND dated 05.06.2023 regarding compliance to Prevention of Money Laundering Act, 2002 (PMLA).
2. As per the PMLA, 2002, all the Real Estate Agents whose turnover is Rs. 20 lakhs or above are required to register with FIU-IND.
3. Now, as per latest directions of Ministry of Finance, Deptt. of Revenue all Real Estate Agents whose turnover is Rs. 20 lakhs or more must register with FIU-IND by 10th June, 2023.
4. In view of above, you are requested to abide and comply with the directions of Department of Revenue, Ministry of Finance as above.
5. In case you may face any issue while accessing and using the FINGATE 2.0 portal, you can reach out to FIU-IND helpdesk team as below:

Email: helpdesk-re@fiuindia.gov.in

Contact No. 18008890238.

This issues with the prior approval of Chairman, RERA, NCT of Delhi.


(RAKESH KUMAR)
DY. SECRETARY (RERA)

Encl: as above.



DO No: 9-37/2022-23/DNFBPs-REAs/FIU-IND

Dated: 5.06.2023

Dear Sir,

As you may be aware, Financial Intelligence Unit - India (FIU-IND) has been created under the Prevention of Money Laundering Act, 2002 (PMLA) as the central national agency responsible for receiving, processing, analyzing and disseminating information relating to suspect financial transactions. The main function of FIU-IND is to receive cash/suspicious transaction reports, analyze them and, as appropriate, disseminate valuable financial information to intelligence/enforcement agencies and regulatory authorities.

2. Section 2 (sa) (iii) of PMLA states that Real estate agents are person carrying on designated business or profession and therefore are Reporting Entities to FIU-IND as per section 2 (wa) of PMLA, 2002. The term "Real estate agents" has the same meaning as defined in Clause (zm) of Section 2 of The Real Estate (Regulation and Development) Act, 2016 ('RERA'), "*Real estate agent*" means 'any person, who negotiates or acts on behalf of one person in a transaction of transfer of his plot, apartment or building, as the case may be, in a real estate project, by way of sale, with another person or transfer of plot, apartment or building, as the case may be, of any other person to him and receives remuneration or fees or any other charges for his services whether as a commission or otherwise and includes a person who introduces, through any medium, prospective buyers and sellers to each other for negotiation for sale or purchase of plot, apartment or building, as the case may be, and includes property dealers, brokers, middlemen by whatever name called and having annual turnover of Rupees twenty lakhs and above'.

3. Financial Intelligence Network (FINNET) refers to the set of IT systems of FIU-IND to facilitate reporting by Reporting Entities (REs) along with processing, analyzing and dissemination of reports to the Law Enforcement Agencies. FIU-IND is currently in the

final stages of the implementation of project FINNET 2.0 which is a major upgrade of existing FINNET system.

4. FINGATE 2.0 platform (<https://fingate.gov.in>) is the portal for reporting entities which provides the capability of self-enrollment and filing of reports to the Reporting Entities. Once a RE user has initiated the self-enrolment on the portal, the user would receive a temporary password and link for completing their registration by providing the relevant details. The complete user manual for registration and report filing is available at FIU-IND website (<https://fiuindia.gov.in/index.html>)

5. Given the fact that India's FATF mutual evaluation process has begun in the month of May, 2023, it is imperative that all the entities that fall under the definition of Reporting Entities under PMLA, 2002 are onboarded onto the FINGATE 2.0 platform of FIU-IND. In view of the criticality of the issue, I urge you to direct the Real Estate Agents already registered with Real Estate Regulatory Authority (RERA) having annual turnover of Rupees twenty lakhs and above to get themselves registered with FIU-IND on top priority latest by 10th June, 2023 so that they are fully compliant with PMLA. In case they face any issues while accessing and using the FINGATE 2.0 portal, they may reach out to FIU-IND helpdesk team as mentioned below:

- E-mail – helpdesk-re@fiuindia.gov.in
- Contact number: 18008890238

I look forward to your support and co-operation on this urgent issue.

With regards,

Yours sincerely

(Vivek Aggarwal)

The Chairman
Real Estate Regulatory Authority (RERA)
[As per the list enclosed]