

**SCHEDULE II**  
**Securities and Exchange Board of India (Real Estate Investment Trusts)**  
**Regulations, 2014**

[See Regulation 3(2), 6(1) and 14(10)]

**FEES TO BE PAID WITH RESPECT TO REGISTRATION AS A REIT**

1. Every applicant shall pay non-refundable application fees of one lakh rupees along with the application for grant of certificate of registration.
2. Every applicant shall pay as non-refundable registration fees a sum of ten lakh rupees within fifteen days from the date of receipt of intimation from the Board.
3. REIT shall pay non-refundable filing fees of:
  - (a) 0.1% in case of initial and follow-on offer; and
  - (b) 0.05% in case of rights issue,of the total issue size including intended retention of oversubscription at the time of filing of draft Offer document with the Board
4. If the issue size estimated by the REIT differs from eventual issue size and thereby:–
  - (a) the fees paid by the REIT is found to be deficient, the balance fee shall be paid by the issuer <sup>358</sup>[alongwith] filing <sup>359</sup>[of the final offer document] with the recognised stock exchanges, as the case may be; and
  - (b) if any excess fee is found to have been paid, it shall be refunded by the Board to the REIT.
5. Such application, registration and filing fees shall be paid by the applicant/REIT <sup>360</sup>[by way of direct credit in the bank account through NEFT/RTGS/IMPS or any other mode allowed by RBI or] by a demand draft in favour of 'Securities and Exchange Board of India' payable at Mumbai or at respective regional or local office, as may be required.

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<sup>358</sup> Substituted “within seven days of registering the prospectus with the Registrar of Companies or” by the SEBI (Real Estate Investment Trusts) (Amendment) Regulations, 2016, w.e.f. 30.11.2016

<sup>359</sup> Substituted “the letter of offer” by the SEBI (Real Estate Investment Trusts) (Amendment) Regulations, 2016, w.e.f. 30.11.2016

<sup>360</sup> Inserted by the SEBI (Payment of Fees and Mode of Payment) (Amendment) Regulations, 2017, w.e.f. 6.3.2017.

<sup>361</sup>[**SCHEDULE IIA**

**Securities and Exchange Board of India (Real Estate Investment Trusts)  
Regulations, 2014**

[See regulations 26I (1), 26L (1) and 26R (2)]

**FEES TO BE PAID WITH RESPECT TO REGISTRATION AS SM REIT**

1. Every applicant shall pay non-refundable application fees of rupees one lakh along with the application for grant of certificate of registration.
2. Every applicant shall pay non-refundable registration fees of rupees ten lakh within fifteen days from the date of receipt of intimation from the Board.
3. The scheme of the SM REIT, in case of initial offering or a follow on offering shall pay non-refundable filing fees that is the higher of, rupees five lakh, and 0.1 per cent. of the total scheme issue size including intended retention of oversubscription, at the time of filing of draft scheme offer document with the Board.
4. If the issue size estimated by the SM REIT differs from eventual issue size and thereby—
  - (a) the fees paid by the SM REIT is found to be deficient, the balance fee shall be paid by the issuer along with filing of the final scheme offer document with the recognized stock exchanges, as the case may be; and
  - (b) if any excess fee is found to have been paid to the Board, it shall be refunded by the Board to the SM REIT.

Such application, registration and filing fees shall be paid by the applicant or SM REIT, as applicable, by way of direct credit into the bank account through NEFT/RTGS/IMPS or online payment using the SEBI Payment Gateway or any other mode as may be specified by the Board from time to time.]

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<sup>361</sup> Inserted by the the Securities and Exchange Board of India (Real Estate Investment Trusts) (Amendment) Regulations, 2024 w.e.f. 08.03.2024.