



**HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**

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**Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 26.08.2019.**

**Item No. 65.9**

**Policy for charging late fee for registration of ongoing Real Estate Projects.**

1. As per Section-3 of the Real Estate (Regulation and Development) Act, 2016, the promoters of the ongoing real estate projects were required to file their application to the Authority for registration of their project within a period of three months from the date of commencement of the said Act i.e. by 25.07.2017.
2. The State Government, Town & Country Planning Department, pursuant to Section-84 of Real Estate (Regulation and Development) Act, 2016, notified Haryana Real Estate (Regulation and Development) Rules, 2017, vide notification dated 28.07.2017. As per Rule-3, the promoters of the ongoing project were to file an application for registration of their project in Form REP-I along with necessary details. The promoters were also required to pay registration fee at the time of filing their application for registration of their project by way of demand draft or bankers' cheque or through online mode, for a sum calculated at the rate as mentioned in Schedule-I of the said Rules.
3. As per information gathered from available sources, including the website of the Town & Country Planning Department, the Authority got information that a number of promoters who were granted licenses by the Town & Country Planning Department, to set up their real estate projects have not been granted partial/ complete occupation certificate/ completion certificate in respect of their real estate projects. The Authority in exercise of the powers vested in under Section-35 of the Real Estate (Regulation & Development) Act, 2016 sought information from such promoters of the projects and they were also advised to file application for registration of their projects with the Authority in




accordance with the provisions of the Real Estate (Regulation & Development) Act, 2016 and Rules made thereunder. Some of the promoters are approaching the Authority for registration of their project by filing applications in respect of their projects which were otherwise registrable under Section-3 with the Authority as an on-going project.

4. The Authority after consideration decided that in such cases where the promoters have filed their application beyond the last date as prescribed under the Act, the Authority may charge late fee on the following lines/ policy as adopted by the Haryana Real Estate Regulatory Authority, Gurugram.

- i. Payment of Normal fee – Normal fee as prescribed in Schedule-I of the Haryana Real Estate (Regulation & Development) Rule, 2017, shall be applicable in respect of the ongoing real estate projects where the application for registration of the projects have been received by the Authority before 28.10.2018.
- ii. Liability to pay Late fee – Where the application have been submitted by the promoters on or after 28.10.2018, the promoters/ developers, shall be liable to pay the prescribed registration fee along with late fee at the rate of 50% of the registration fee as prescribed in Schedule-I for the first six months, thereafter, the late fee shall be increased to 50% of the registration fee for every next six months or part thereof.

True copy

  
Executive Director,  
HRERA, Panchkula

