



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 29.01.2025.

Item No. 277.45

Resolution of Authority dated 29.01.2025 to be attached with proceedings of 277th meeting held on 29.01.2025.

Subject: Charging 10% of the registration fee as extension fee in cases where Occupation certificate/Part completion certificate has been granted by the Town and Country Planning Department, Haryana.

As per Rule 6 (2) of the Haryana Real Estate (Regulation and Development) Rules, 2017, the promoters of the real estate projects are required to pay half of the registration fee as extension fee. The relevant portion is reproduced as under: -

“(2) The application for extension of registration shall be accompanied with a demand draft or a bankers cheque in favour of “Haryana Real Estate Regulatory Authority” drawn on any Scheduled bank or through online payment mode, as the case may be, for an amount equivalent to half the registration fees as prescribed under sub-rule (2) of rule 3 along with an explanatory note setting out the reasons for delay in the completion of the project and the need for extension of registration for the project, along with documents supporting such reasons: Provided that where extension of registration is due to force majeure, Court orders, Government policy/ guidelines, decisions, the Authority may at its discretion, waive the extension fee of registration.”

2. It has been observed that there are a number of cases where occupation certificate/part completion certificate has been granted by the Town and Country Planning Department however, as per the provisions of RERD Act, 2016 and orders of Hon'ble Supreme Court passed in M/s Newtech Promoters & Developers (P) Ltd. Vs. State of UP & Others, compliances are to be made till the grant of completion certificate. Therefore, the promoters are required to seek extension upto the date of grant of completion certificate by



the competent Authority by paying half the registration fee as extension fee. Hence, considering the fact that the promoter has received OC/ PCC, the Authority has resolved that 10% of the registration fee shall be charged as extension fee from the promoters for the area for which Occupation Certificate/Part Completion Certificate has been granted by the Town and Country Planning Department and for the remaining area, 50% of the registration fee will continue to be charged as extension fee.

3. It is clarified that this resolution shall be read in continuation to the resolution dated 07.08.2024 (Item No. 261.34) passed by the Authority regarding late fee payable by the promoters for filing extension applications of the real estate project. The late fee and penalty shall be charged as per said resolution dated 07.08.2024.

Provided that, for the purposes of calculating late fee in the cases where occupation certificate/part completion certificate has been granted, para 3 of the resolution dated 07.08.2024 shall be read as follows: -

"Further, if application is made after the last date of validity of registration – late fee equivalent to 20% of the registration fee shall be payable for the area for which occupation certificate/part completion certificate has been granted and for the remaining area, late fee equivalent to registration fee shall be applicable."

4. It is further clarified that this resolution shall be applicable to all the existing/pending applications seeking extension before the Authority and shall not affect the applications already decided by the Authority.



True copy

Executive Director,
HRERA, Panchkula

A copy of the above is forwarded to CTP, HRERA Panchkula, for information and taking further action in the matter.

LAs - (Moulla, Ashima, Susham, Dhruv, Kallu, Tushar)