



**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 06.08.2025.

**Item No. 295 SPL-I**

**Subject: Policy for charging registration fee on ongoing real estate projects where Occupation Certificate/Part completion certificate had been granted by the Town and Country Planning Department and where the Authority had granted exemption to such areas from Registration.**

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 real estate project within a period of three months from the date of commencement of the said Act.

Thereafter, the Authority vide item no. 65.9 dated 26.08.2019 had framed a policy for charging late fee for registration of ongoing Real Estate Projects which stated that " Where the application has been submitted by the promoter 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.

In continuation of the above resolution, it has been observed that in view of the definition of on going project as provided under rule 2(0) of HRERA Rules 2016, in some cases where occupation certificate/part completion certificate had been granted by the Town and Country Planning Department and the promoter had applied for registration, the Authority had by specific orders exempted such areas from RERA registration. However, subsequent to the orders of the Hon'ble Supreme Court passed in M/s Newtech Promoters & Developers (P) Ltd. vs. State of UP & Others dated 11.11.2021 all areas where Occupation

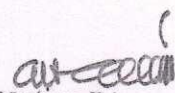




Certificate/ Part completion certificate has been granted need to be registered till the grant of completion certificate. Since the Authority had granted exemption to such cases therefore the Authority resolves to levy only registration fee for registering such areas.



True copy

  
Executive Director,  
HRERA, Panchkula

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