



K-RERA/T3/102/2020(2)

Dated: 06-01-2021

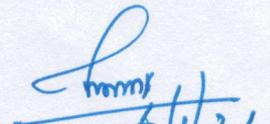
**ORDER**

Sub: **Expiry of Registration of Project and sale of units** – clarification - reg:

Section 3 of the Real Estate (Regulation and Development) Act, 2016 mandates that no promoter shall advertise, market, book, sell or offer for sale etc without registering the real estate project with the Real Estate Regulatory Authority. Section 5(3) of the said Act stipulates that the registration granted shall be valid for the time period within which the promoter undertakes to complete the project or the phase thereof. This implies that the registration certificate will be valid only till such date of completion of project, unless it is extended as per section 6 of the Act. Granting extension for a period not exceeding one year under section 6 of the Act, is solely at the discretion of the Authority and is limited only to circumstances of '*force majeure*'.

This implies that. the main intention for stipulating validity period for registration of project, is to ensure that the promoter completes the project within the completion period he undertook and assured to allottees. The activities such as advertisement, marketing, booking, sale or offer for sale etc as per section 3 of the Act can continue even after the project is completed. Hence the date of expiry of registration shall not be construed as a hinderance to the promoter in continuing with such activities even beyond the date of expiry of registration.

  
Member

  
Chairman 6/1/21