



Real Estate Regulatory Authority, Punjab
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CIRCULAR

No.RERA/Pb./ENF-13

Dated: 26.10.2018

Subject:- Clarifications regarding "Occupation Certificate", "Partial Completion Certificate" and "Completion Certificate".

While dealing with the cases of registration of Real Estate Projects as well as the complaints filed by the allottees, it has been noted that there is a lack of clarification regarding the "Occupation Certificate", "Partial Completion Certificate" and "Completion Certificate". It was noted that some clarification had been sought from Government in this behalf, but was still awaited. It was felt that in view of the urgency of the matter, the Authority should take a decision to guide the staff in dealing with such matters. The matter was accordingly discussed in detail, and it has been decided as follows:-

- i) In the case of Group Housing Projects a Partial Completion Certificate for a particular part (say a tower) would be considered valid only if the promoter could prove that the supporting infrastructure relevant to that particular part was also complete.

- ii) An "Occupation Certificate" would be valid only if the project in which it was located had been granted a "Completion Certificate", or in the case of "Partial Completion Certificate" the condition prescribed in (i) above was complied with. This would be in line with the instructions issued by the Department of Housing and Urban Development vide its reference No.4966-CTP(Pb)/P-458 dated 02.09.2014.

These decisions would operate till a clarification is received from the Government and would be reconsidered thereafter, if necessary.

All concerned to please note for compliance.

Date: 26.10.2018


Chairperson